

No Foreigner Restriction

# Harvest Green

@ SIME DARBY BUSINESS PARK  
ISKANDAR MALAYSIA

**FREEHOLD MANAGED PARK**





PROUDLY PRESENTS

# A RARE OPPORTUNITY TO OWN A PREMIUM FREEHOLD INDUSTRIAL DEVELOPMENT IN ISKANDAR MALAYSIA (FLAGSHIP D)

JOHOR PORT PASIR GUDANG INDUSTRIAL ZONE MATURED NEIGHBOURHOODS



@ SIME DARBY BUSINESS PARK

TO SENAI-DESARU  
HIGHWAY /  
TANJUNG LANGSAT  
PORT

TANJUNG PUTERI  
GOLF RESORT

TAMAN  
PASIR PUTIH

TAMAN  
PASIR PUTIH

DEVELOP  
TO DELIVER

# Harvest Green

@ SIME DARBY BUSINESS PARK

**Harvest Green** is an innovative industrial address located at **Sime Darby Business Park**. Built upon 23.6 acres of freehold land, this prime industrial park comprises detached, semi-detached and cluster factories set within a secure gated and guarded environment. Strategically located within Iskandar Malaysia's **Flagship D - Eastern Gate Development**, **Harvest Green** is positioned between Tanjung Langsat and Johor Port, as well as many of Flagship D's key amenities.





**HarvestGreen**  
 © SIME DARBY BUSINESS PARK  
**GPS Coordinate :**  
 N1°27'52.0" E103°56'32.2"

**FLAGSHIP D**  
 Eastern Gate Development

**TOTAL INVESTMENT OF**  
**RM 19.5 BILLION**  
**WITHIN ISKANDAR**  
**& Pengerang**

- Pengerang Petroleum Terminal
- Tanjung Langsat Petroleum Terminal
- Tanjung Bin Petroleum Terminal
- Pengerang Integrated Petroleum Complex
- Tanjung Langsat Petroleum Support Service Hub



# HARVEST GREEN'S INDUSTRIAL

# STRENGTH

## COST-EFFECTIVE SOLUTIONS FOR LONG-TERM SUSTAINABILITY

Harvest Green is fully equipped with Ready Built Facilities (RBF) that ensure the immediate availability of facilities to propel your business forwards. Natural gas supply is available within the vicinity by Gas Malaysia.



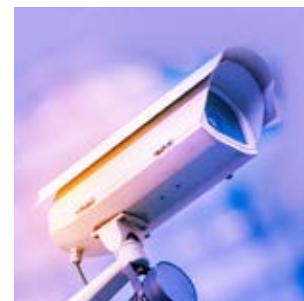
READY BUILT  
FACILITIES

Be assured of plentiful and most importantly, dependable electricity supply that mitigate the business risk. The power supply is efficiently sourced from 2 separate power plants - Sultan Iskandar Power Station & YTL Pasir Gudang Power Station.

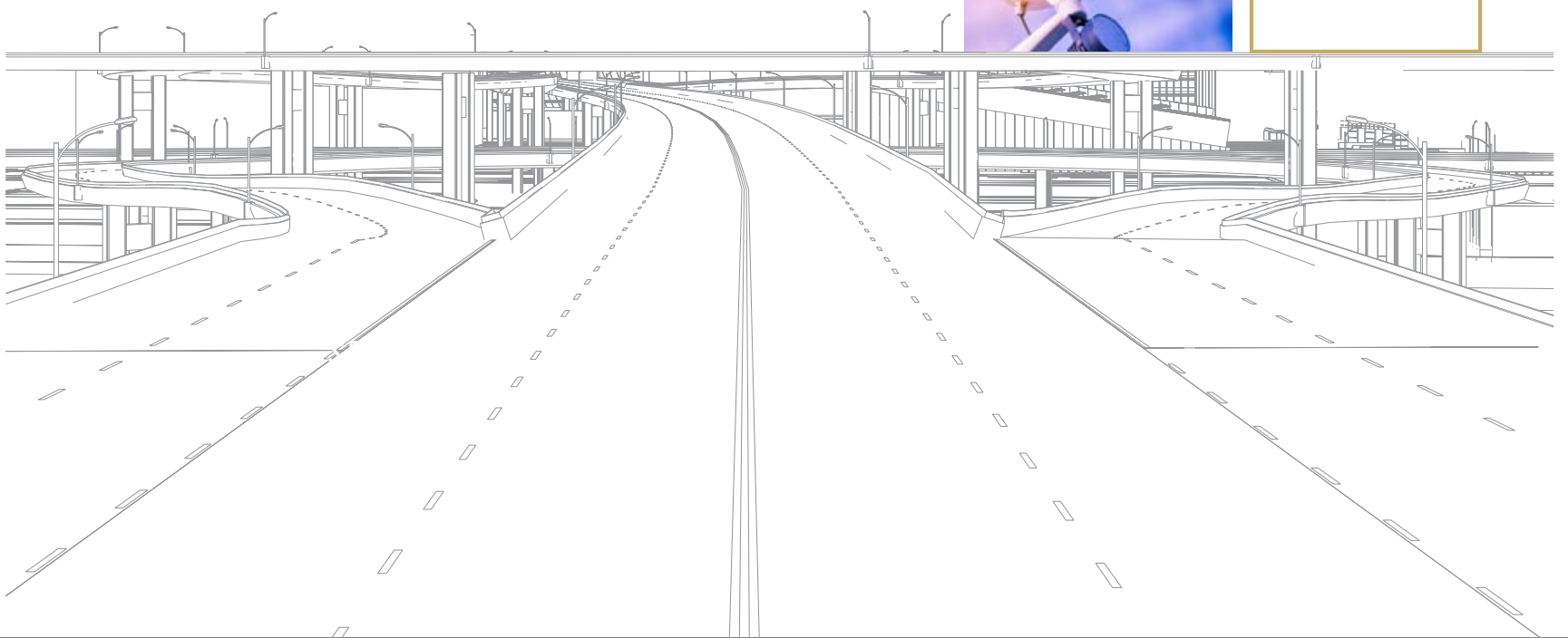


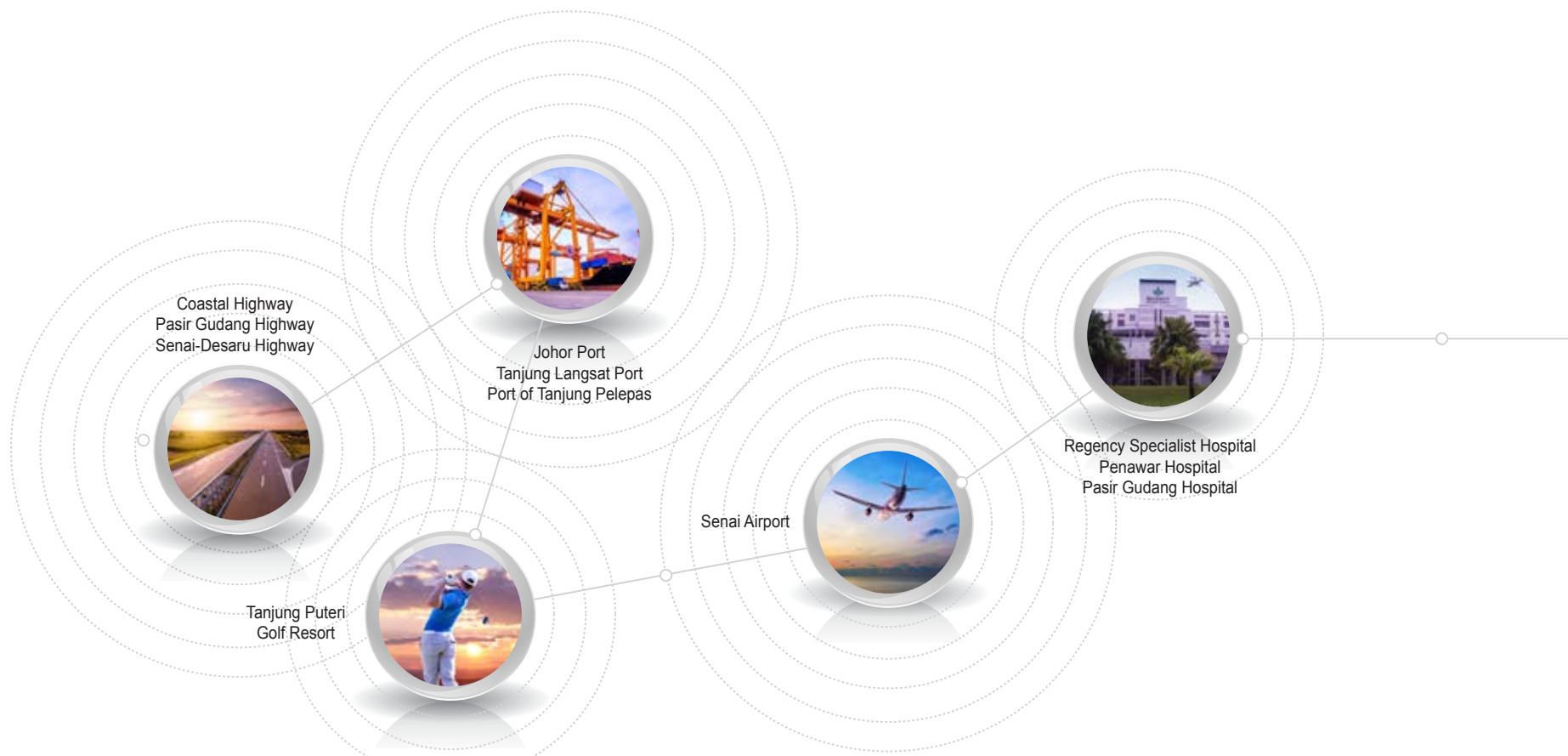
ABUNDANT  
ELECTRICAL  
POWER  
SUPPLY

Harvest Green offers business owners a highly safe and secure environment that is gated and guarded with 24-hour CCTV monitoring.



24  
HOUR  
SECURITY





# THE NEXT THRIVING INDUSTRIAL EPICENTRE

**OVER 12,600 JOBS**  
will be created in  
**FLAGSHIP D**



## The Major Key Factors To Unlock The Potential

1. The only gated and guarded freehold industrial park in Pasir Gudang.
2. Within Sime Darby Business Park, we offer world-class infrastructure with accessibility to utilities (electrical, water and gas supply) and international sewerage systems standard.
3. Strategically located within Flagship D with key economic activities focused on heavy industries and logistics, including electrical and electronic (E&E), chemical, oleochemical, food and engineering-based industries.
4. Accessibility to world-class facilities within 10 minutes such as Johor Port and Tanjung Langsat Port.
5. Direct access to four major highways
6. Nearby recreational spots such as Tanjung Puteri Golf Resort, Daiman 18 Golf Club and healthcare facilities.
7. Well-connected to all commercial amenities and facilities.
8. The proposed 3rd Malaysia-Singapore bridge link, to Changi is expected to be sited at Pasir Gudang (Source from New Straits Times 10/9/2013)
9. Surrounded by matured neighbourhoods with ready pool of skilled workforce
10. A rare FREEHOLD industrial development in Pasir Gudang, which increases asset appreciation and re-sale value\*

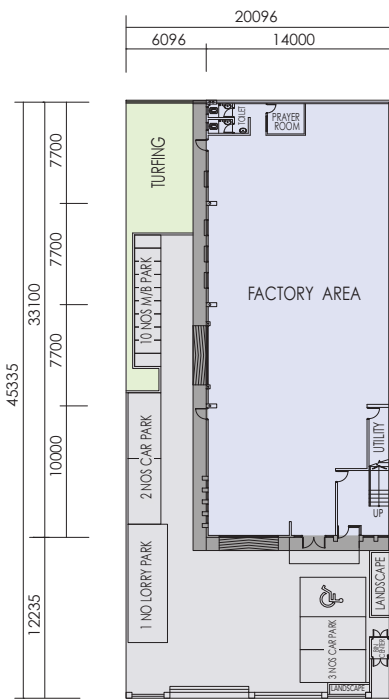
\*Remarks : Most landbanks in Flagship D are 30 + 30 and 60 years leasehold land, under Johor Corporation (JCorp)



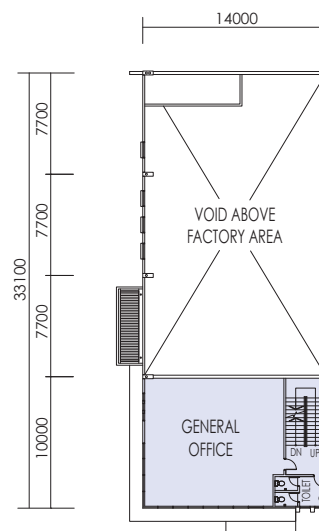
SINGLE STOREY  
**CLUSTER  
 FACTORY**  
 WITH TWO STOREY OFFICE

Land Area :  
 9806.472 sq.ft - 11192.530 sq.ft

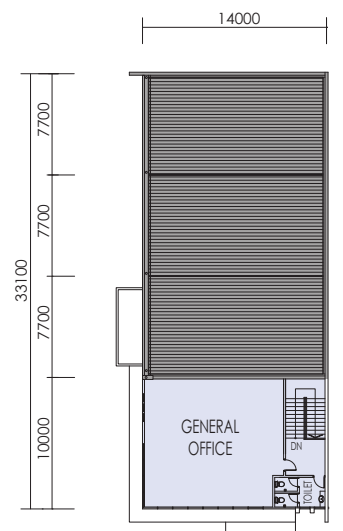
Built-up Area :  
 From 5328.61 sq.ft - 10494.17 sq.ft



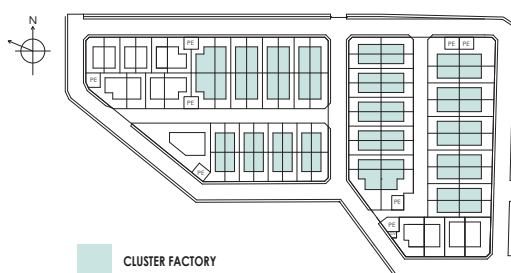
**GROUND FLOOR PLAN**



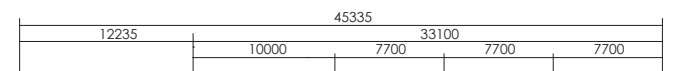
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**CLUSTER FACTORY**



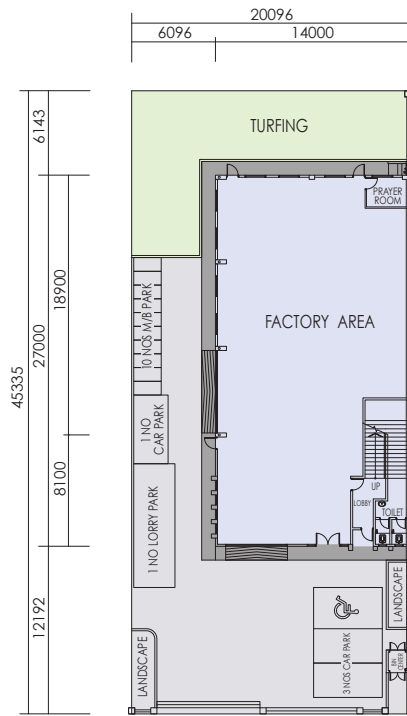
**SIDE ELEVATION**



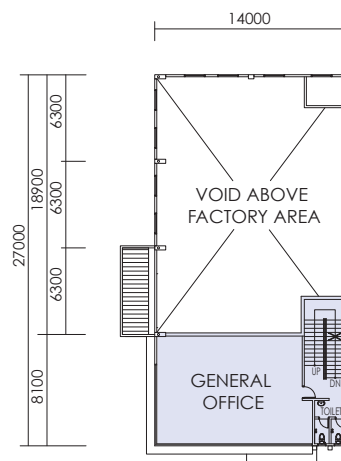
SINGLE STOREY  
**SEMI  
 DETACHED  
 FACTORY**  
 WITH TWO STOREY OFFICE

Land Area :  
 9806.472 sq.ft - 11192.530 sq.ft

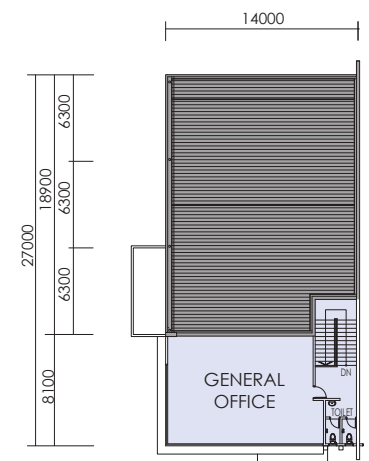
Built-up Area :  
 From 6695.15 sq.ft - 11073.92 sq.ft



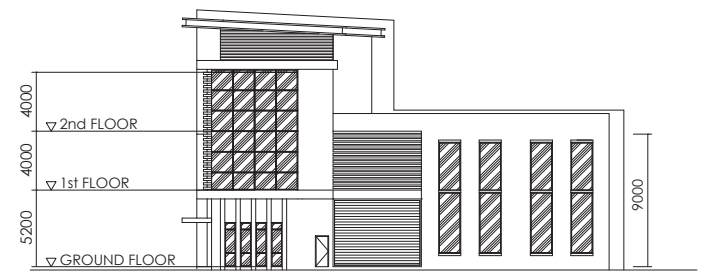
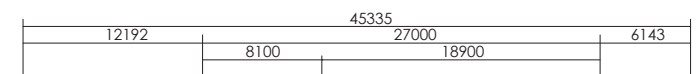
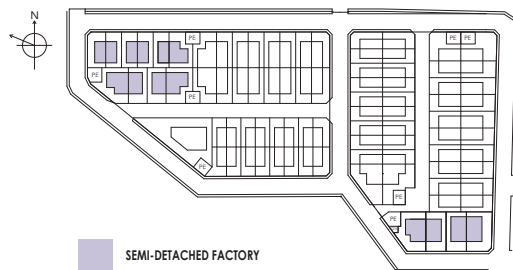
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**SIDE ELEVATION**



# INNOVATIVE & FUNCTIONAL SPACES

IDEAL FOR A VARIETY OF MANUFACTURING INDUSTRIES



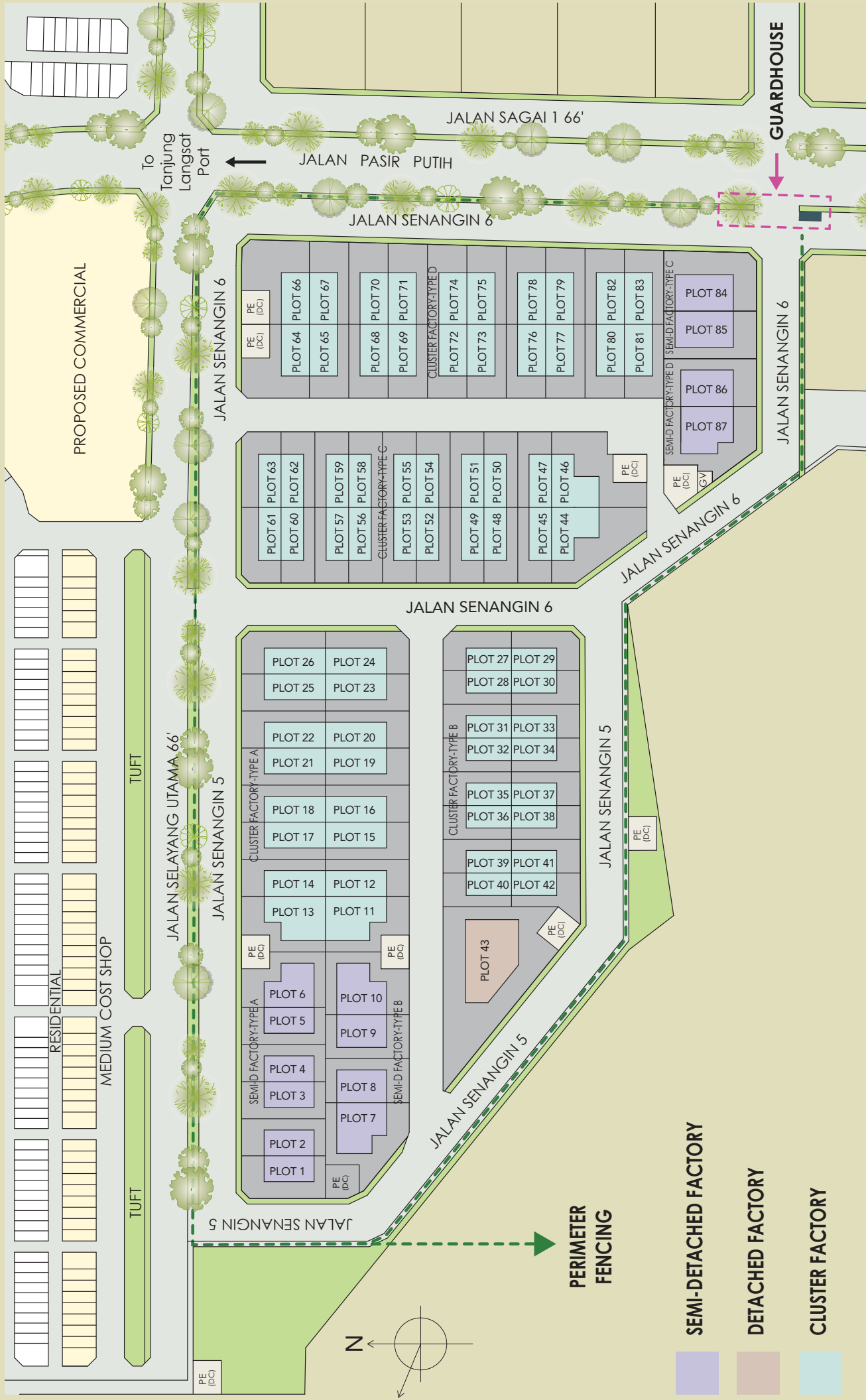
DIRECTOR ROOM / MEETING ROOM

RECEPTION AREA

GENERAL OFFICE

FACTORY / PRODUCTION AREA





- SEMI-DETACHED FACTORY
- DETACHED FACTORY
- CLUSTER FACTORY

## SINGLE STOREY SEMI-DETACHED FACTORY WITH TWO STOREY OFFICE

PLOT NO.	LAND AREA	TOTAL BUILT UP (PER UNIT)
PLOT 1 - PLOT 5	9806.472 sq.ft - 11192.530 sq.ft	6695.148 sq.ft
PLOT 6	13206.627 sq.ft	8625.121 sq.ft
PLOT 7	16516.473 sq.ft	10450.787 sq.ft
PLOT 8 & PLOT 9	11660.800 sq.ft	8462.586 sq.ft
PLOT 10	15060.960 sq.ft	10393.630 sq.ft
PLOT 84 - PLOT 85	13924.130 sq.ft - 17295.122 sq.ft	10759.282 sq.ft
PLOT 86	13924.130 sq.ft	9773.629 sq.ft
PLOT 87	17600.530 sq.ft	11073.920 sq.ft

## SINGLE STOREY CLUSTER FACTORY WITH TWO STOREY OFFICE

PLOT NO.	LAND AREA	TOTAL BUILT UP (PER UNIT)
PLOT 11 & PLOT 13	13206.627 sq.ft	10494.167 sq.ft
PLOT 12, PLOT 14 - PLOT 26	9806.472 sq.ft - 11192.530 sq.ft	7980.785 sq.ft
PLOT 27 - PLOT 42	7251.880 sq.ft - 8395.960 sq.ft	5328.605 sq.ft
PLOT 44 - PLOT 46	16840.930 sq.ft - 16934.403 sq.ft	9085.386 sq.ft
PLOT 45, PLOT 47 - PLOT 63	8065.745 sq.ft - 9358.447 sq.ft	6141.780 sq.ft
PLOT 64 - PLOT 83	9169.121 sq.ft - 14843.763 sq.ft	7441.315 sq.ft

## SINGLE STOREY DETACHED FACTORY WITH TWO STOREY OFFICE

PLOT NO.	LAND AREA	TOTAL BUILT UP (PER UNIT)
PLOT 43	40574.463 sq.ft	15528.030 sq.ft



**Harvest Land Development Sdn Bhd**

(1089981-A)

SALES OFFICE :

**WISMA SP SETIA**

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