

BANDAR BUKIT RAJA

INDUSTRIAL PARK 3

THE MASTERPIECE COLLECTION

PHASE 3

SEMI-DETACHED FACTORIES

INDUSTRIAL LEASING

Sime Darby Property

PARTNER NOW WITH SDP INDUSTRIAL

We are redefining industrial real estate by creating an integrated platform where space, systems, and support merge to drive industry forward.

1 STRATEGIC LOCATIONS

Well connected with access to major highways, ports, airports, and established industrial ecosystems.

2 ONE-STOP REAL ESTATE SOLUTIONS

Complete solutions for every stage of growth, from Ready-Built Factories, Built-to-Suit & Lease, Built-to-Suit & Sell, Rent-to-Own to Land Sale.

3 LONG-TERM PARTNER

Support with more than just industrial space but also with long-term certainty and expansion opportunities.

4 STRONG NETWORK

Partnerships with key stakeholders including MIDA, MITI, Invest Selangor, TNB, local authorities, and industry partners to support infrastructure, approvals, and investment requirements.

5 ESTABLISHED DEVELOPER

Over 50 years of strong track record and financial strength, delivering confidence, stability, and success.

POWERING INDUSTRY'S TODAY: SIME DARBY PROPERTY MULTIDIMENSIONAL SOLUTIONS

Embedded within this new industrial platform are six strategically designed multidimensional solutions that transform our industrial spaces into a complete operating environment, helping businesses reduce setup complexity, streamline daily operations, and scale with greater confidence.

HUMAN CAPITAL SUPPORT

Facilitating workforce capabilities through centralised facilities and TVET partnerships.

BUSINESS ECOSYSTEM

Connecting businesses to SME platforms, growth initiatives, and value chains.

INDUSTRIAL TECHNOLOGY

Advising on technology adoption to optimise business efficiency.

PROJECT FUNDING

Enabling access to CAPEX support and strategic business collaboration.

SUSTAINABILITY

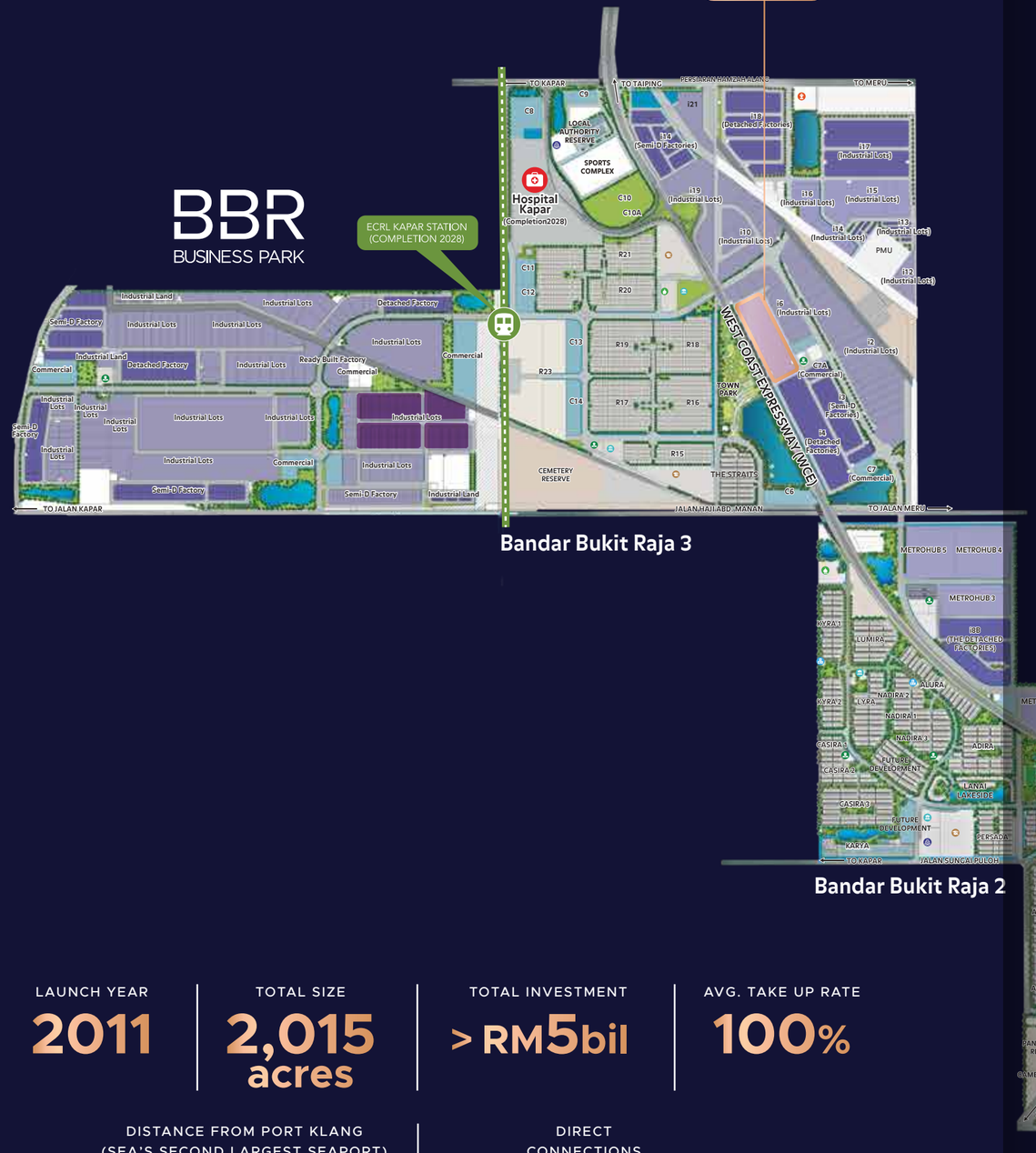
Driving green infrastructure, energy efficiency, and ESG-led initiatives.

ONE-STOP CENTRE

Supporting businesses with construction management, authorities facilitation, and asset management.

THE MASTERPIECE COLLECTION

PHASE 3



LAUNCH YEAR	TOTAL SIZE	TOTAL INVESTMENT	AVG. TAKE UP RATE
2011	2,015 acres	> RM5bil	100%

DISTANCE FROM PORT KLANG (SEA'S SECOND LARGEST SEAPORT)	DIRECT CONNECTIONS
15km	To WCE & NKVE ECRL Kapar

BANDAR BUKIT RAJA SIME DARBY PROPERTY'S FLAGSHIP INDUSTRIAL TOWNSHIP

As the largest industrial township in Klang, Bandar Bukit Raja Industrial Park is transforming the industrial landscape with unparalleled connectivity, cutting-edge infrastructure, and future-ready solutions, setting a new benchmark for industrial excellence. It is redefining the way businesses operate by integrating sustainability, efficiency, and scalability into its core. Today, Bandar Bukit Raja Industrial Park continues to cement its reputation as the destination where the future of industry belongs, a thriving hub for enterprises ready to lead the next era of industrial innovation.

For companies seeking a well-connected, future-ready base within Klang Valley, Bandar Bukit Raja Industrial Park is more than an address. It is a strategic foundation for growth.

UNPARALLELED CONNECTIVITY

WELL CONNECTED TO AIR, SEA AND LAND



West Coast Expressway (WCE)	New North Klang Straits Bypass (SHAPADU)
New Klang Valley Expressway (NKVE)	Guthrie Corridor Expressway (GCE)
Federal Highway	Shah Alam Expressway (KESAS)



13KM North Port

12KM Port Klang (10th busiest port in the world)

32KM West Port



28KM Sultan Abdul Aziz Shah Airport (Subang Airport)

60KM KLIA 1 & KLIA 2



East Coast Rail Link (ECRL)

ECRL Kapar Station (target to operate by 2028)



WHERE BUSINESSES CHOOSE TO EXCEL

Bandar Bukit Raja Industrial Park has evolved into one of Klang's most established industrial ecosystems, home to leading multinational and regional companies across manufacturing, logistics, automation, and technology-driven industries. Global players such as Big Dutchman Malaysia, CJ Century Logistics, Senheng Logistic, Vinda Malaysia, and more choose Bandar Bukit Raja Industrial Park for its proven track record, reliable infrastructure, and collaborative industrial community.

Being part of this ecosystem means operating alongside established industry leaders in an environment built for stability, credibility, and long-term success.

PropertyGuru Asia Property Awards 2021
Best Industrial Development
The Detached Factories in Bandar Bukit Raja

PropertyGuru Asia Property Awards 2023
Best Industrial Development (Malaysia)
Bandar Bukit Raja

StarProperty Awards 2025
Real Estate Developer The Business Estate Award
Best Industrial Park Development

WEST COAST EXPRESSWAY

Actual Aerial Image

TRUSTED BY GLOBAL INDUSTRIAL LEADERS

BIG DUTCHMAN

Our state-of-the-art facility is purpose-built to support our projected growth across the Asian region, offering expanded space for inventory and spare parts to streamline operations.
The freehold site provides robust infrastructure to support long-term development."

Jan Hofstede, President of Big Dutchman Asia

SOURCE
https://www.thepoultrysite.com/news/2015/10/groundbreakng-cerVemony-held-for-big-dutchmans-new-premises-in-malaysia
https://www.bigdutchman.com/en/news-stories/article/big-dutman-opens-brand-new-location-in-malaysia



SENHENG LOGISTIC CDC

"The new facility will allow us to provide high quality logistics services to our customers, especially in the chemical industry, in Malaysia ."

Senheng Electric (KL) Sdn Bhd Managing Director Lim Kim Heng

SOURCE
https://www.edgeprop.my/content/1609715/senheng-electric-and-german-company-leschaco-are-first-two-tenants-bbrig



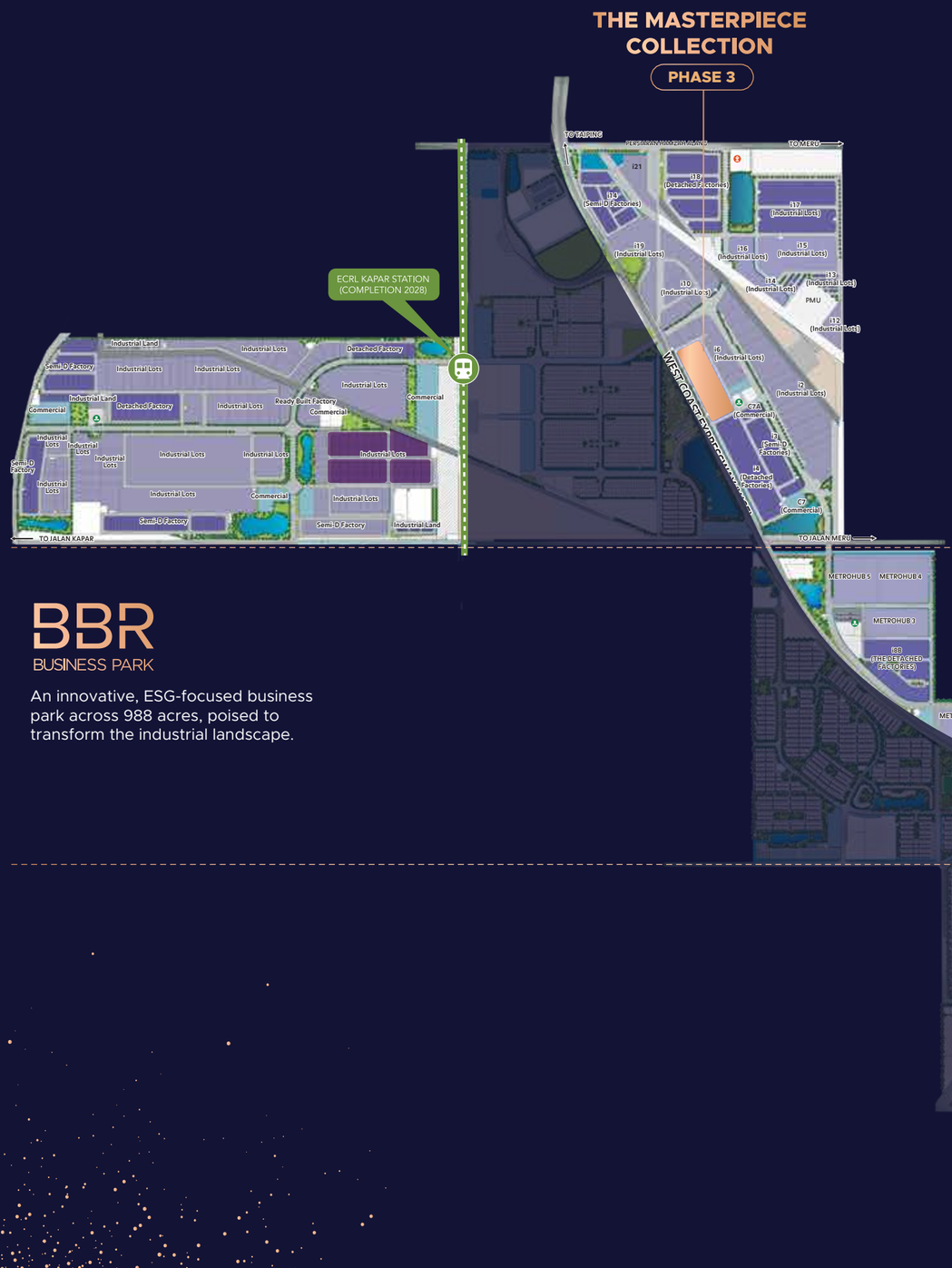


NEWAYS

"The new facility in Klang not only fortifies our global manufacturing footprint but also propels our ambitious expansion plans in the region, with a strong focus on the semiconductor sector ."

Hans Büthker, CEO of Neways

SOURCE
https://newayselectronics.com/neways-expands-global-operations-in-malaysia/



BUILT TO EVOLVE WITH INDUSTRY

From its early foundations to its latest developments, Bandar Bukit Raja Industrial Park has grown alongside the changing needs of modern industry. Each phase of the park reflects a step forward in capability and infrastructure, offering business options that match different stages of growth and operational requirements and ultimately forming a complete, future-ready industrial ecosystem.

BANDAR BUKIT RAJA 3

Across 430 acres, our industrial development introduces new features, setting the standard beyond logistics. Offering bespoke Grade A facilities that adapt to market demands, we redefine excellence in emerging industries.

BBR
BUSINESS PARK

An innovative, ESG-focused business park across 988 acres, poised to transform the industrial landscape.

BANDAR BUKIT RAJA 2

At 291 acres, our industrial site achieved a remarkable milestone, selling out 57 built-to-suit lots in a day. Securing investments totalling RM700.5 million for Vinda SEA's hub and a USD250 million partnership with LOGOS SE Asia Pte. Ltd., we're driving unprecedented growth.

Vinda

ESR



BANDAR BUKIT RAJA 1

Spanning 268 acres, our industrial park in Bandar Bukit Raja takes centre stage as the pioneering choice for diverse businesses, featuring bespoke Grade A ready-built semi-detached and affordable factories.

Big Dutchman

CJ LOGISTICS

neways

THE MASTERPIECE COLLECTION: DESIGNED FOR MODERN OPERATIONS

The Masterpiece Collection features a limited selection of semi-detached factories thoughtfully designed to meet the evolving needs of how industrial businesses operate today. With well-planned layouts, efficient loading design, integrated technology readiness, and sustainability considerations, these factories support both immediate needs and future expansion.

DIRECT CONNECTIVITY
Facing WCE highway

CONTROLLED ACCESS
Single main entrance

WORKPLACE AMENITIES
Surau & Cafeteria

UPCOMING COMMERCIAL ZONE
Supporting daily business needs

SEMI-DETACHED FACTORIES
20 UNITS | 165' X 276' | 30,000 SQFT

PHASE 3

Bandar Bukit Raja Utara
WCE Interchange

Future Residential Development

Surau

Cafeteria

WEST COAST EXPRESSWAY (WCE)

PHASE 2
LIMITED UNITS

PHASE 1
FULLY SOLD

Lake Park

5.65 acres
Green areas with over 1,000 trees

Current Industrial Lots
(Under Construction)

Industrial Park Iconic Roundabout

Future Commercial

Lake Park

1.3KM
Dedicated running & cycling trails

16.34 acres
Lake park with community recreational facilities

BBR Industrial Park 3 Main Entrance

JALAN HAJI ABD MANAN

Artist's impression



Artist's impression

PRIME VISIBILITY*
Frontage from West Coast Expressway (WCE)
*Limited units

MEZZANINE FLOOR FRIENDLY
Convertible mezzanine floor for future expansion

WIDE ENTRANCE
Up to 19M for enhanced maneuverability

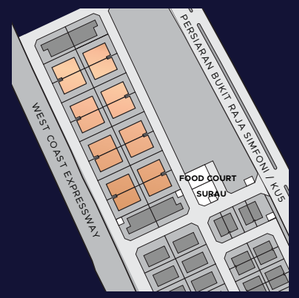
LARGE WAREHOUSE AREA
Up to 18,958 sqft

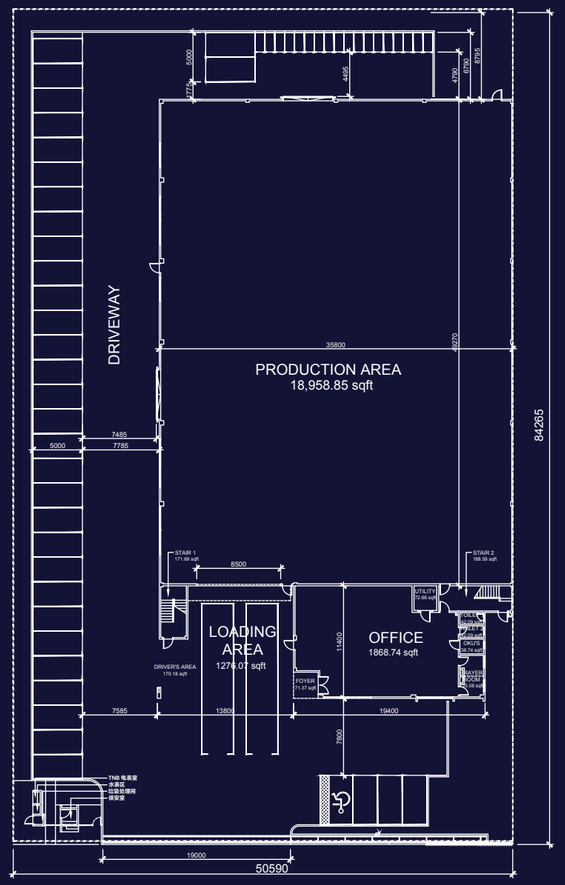
FLOOR PLAN

SEMI-DETACHED FACTORIES

i5 | TYPE B2

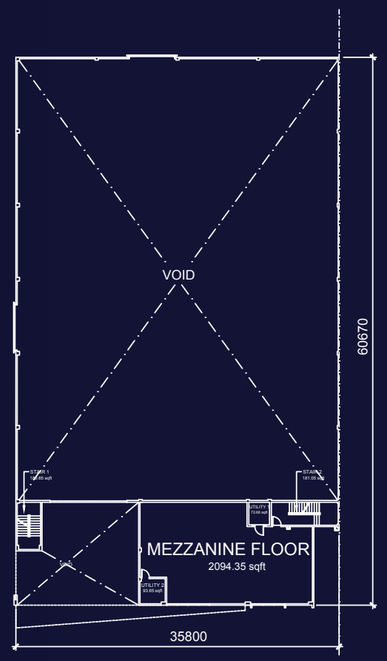
16 UNITS | 165' X 276'
30,020 SQFT
1.05 ACRES



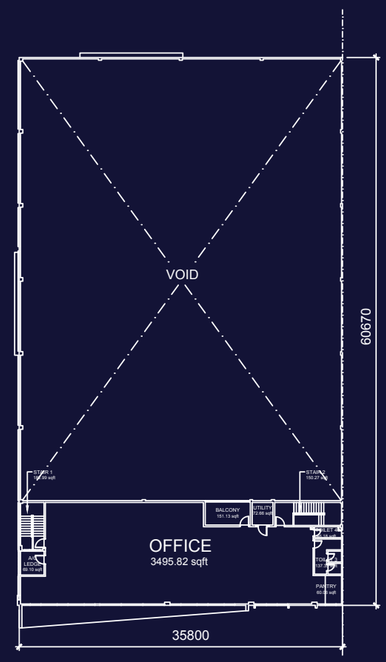


GROUND FLOOR





MEZZANINE FLOOR



FIRST FLOOR

Note:
1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation

Disclaimer:

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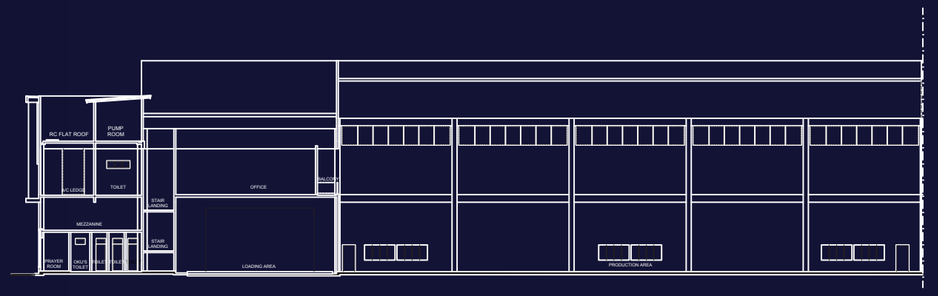
Artist's impression

PRIME VISIBILITY*
Frontage from West Coast Expressway (WCE)
*Limited units

MEZZANINE FLOOR FRIENDLY
Convertible mezzanine floor for future expansion

WIDE ENTRANCE
Up to 19M for enhanced maneuverability

LARGE WAREHOUSE AREA
Up to 22,707 sqft

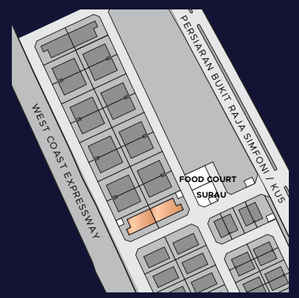


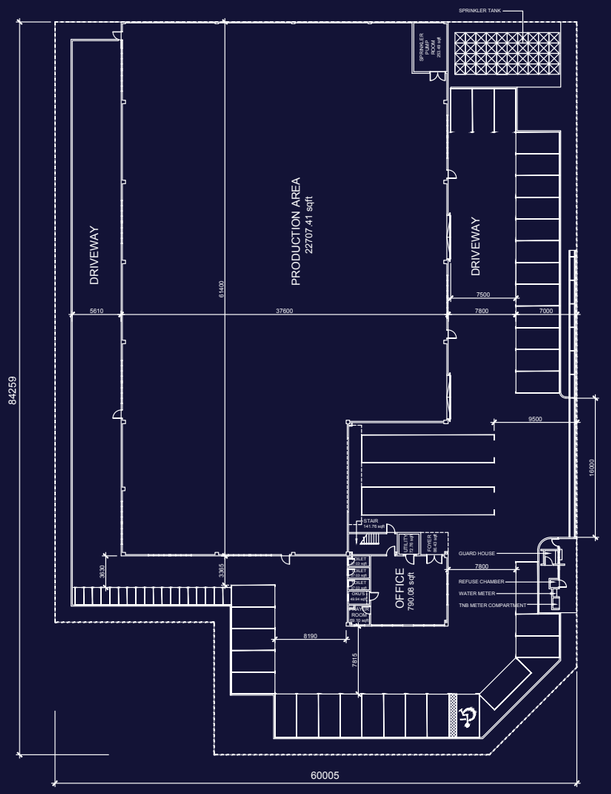
FLOOR PLAN

SEMI-DETACHED FACTORIES

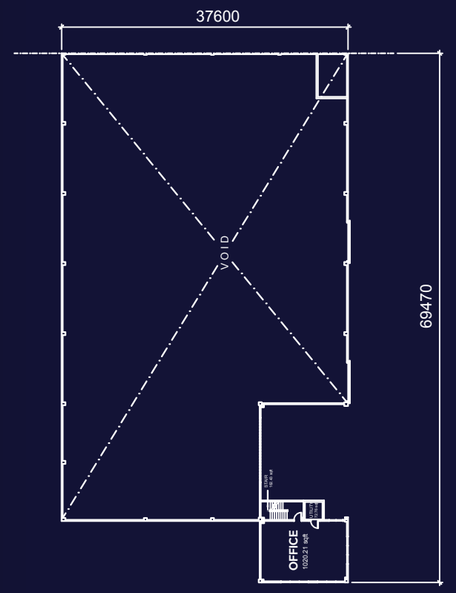
i5 | TYPE B3

2 UNITS | 197' X 276'
30,000 SQFT
1.05 ACRES

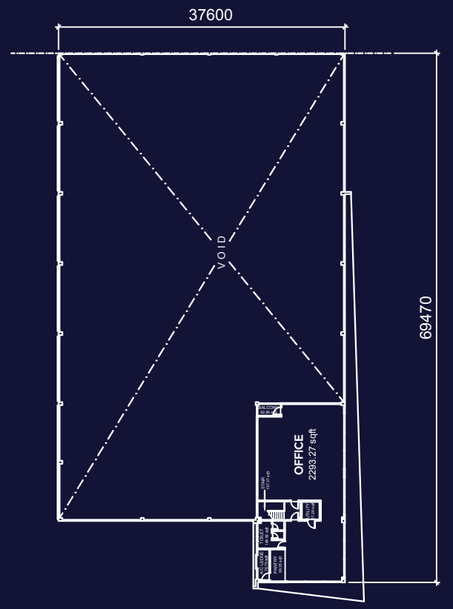




GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR

Note:
1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation

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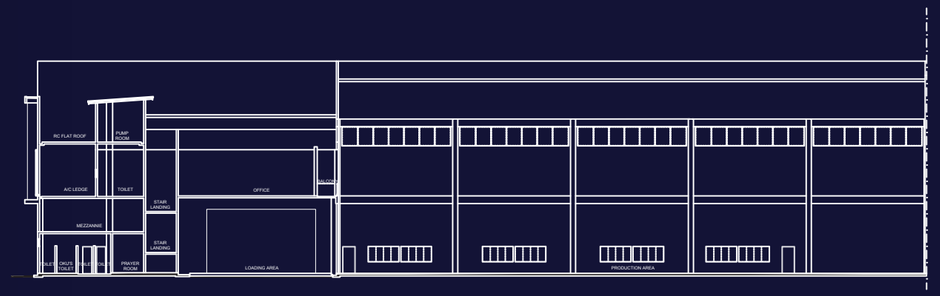
Artist's impression

PRIME VISIBILITY*
Frontage from West Coast Expressway (WCE)
*Limited units

MEZZANINE FLOOR FRIENDLY
Convertible mezzanine floor for future expansion

WIDE ENTRANCE
Up to 19M for enhanced maneuverability

LARGE WAREHOUSE AREA
Up to 23,265 sqft

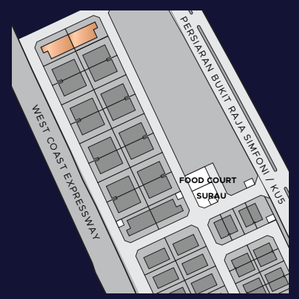


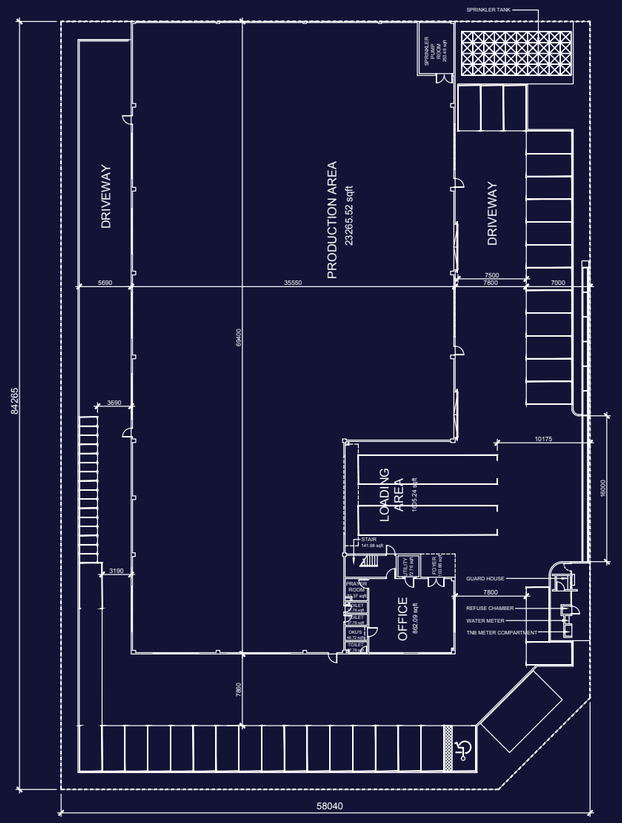
FLOOR PLAN

SEMI-DETACHED FACTORIES

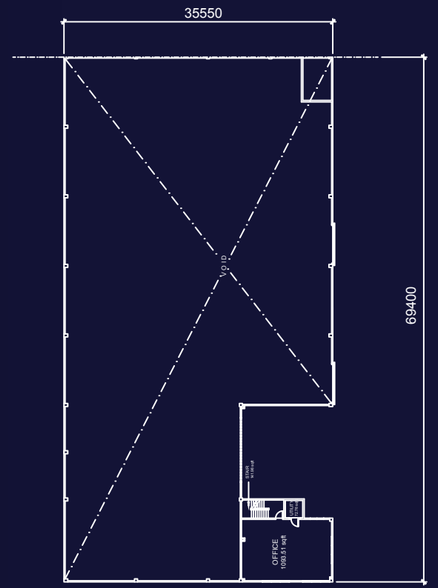
i5 | TYPE B4

2 UNITS | 190' X 276'
30,915 SQFT
1.05 ACRES

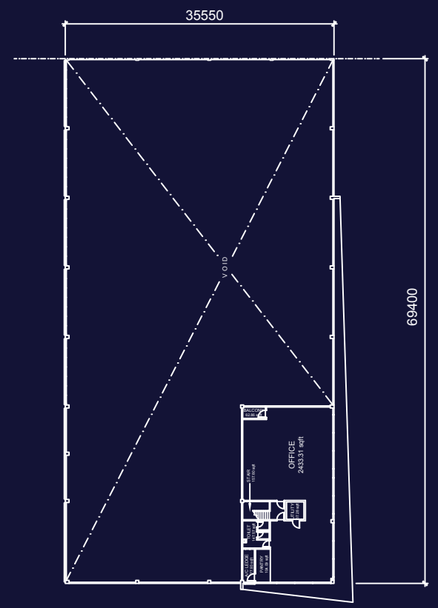




GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR

Note:
1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation

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THE MASTERPIECE COLLECTION

SEMI-DETACHED
FACTORIES

PHASE 3 | TYPE B2

POWER CAPACITY 300A

MIN. 12M CLEAR HEIGHT AT PRODUCTION AREA
Expandable to optimise racking system and easy accessibility to large machinery for maintenance and operation works

HUGE SLIDING DOOR
At side accessible for forklift crane at 5 meter clear width and 4.7 metre height

HUGE ROLLER SHUTTER
For easy loading and truck maneuvering

INTERNAL CAT LADDER, MAINTENANCE WORKERS ACCESS, WIDE MAIN ENTRANCE
Easy accessibility for both building operation and maintenance works

LARGE OFFICE SPACE
Can be segregated to two separate offices for more privacy as well as to be rented out

12M

FLOOR LOADING CAPACITY
Maximum of 20kN/m²

DEDICATED PARKING FOR CARS
Type B2 consists of 90-degree carparks

7.5M

7.5M WIDTH INTERNAL ROAD*
To increase the efficiency of truck loading option and mobile crane maintenance works
*Parking lot excluded

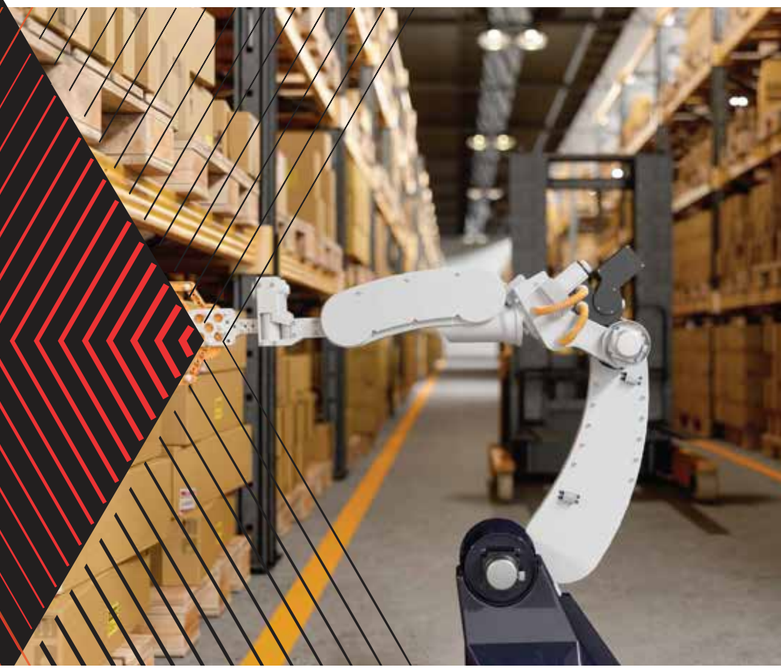
ADDITIONAL MEZZANINE FLOOR
Mezzanine floor can be installed inside production area for future use

Artist's impression

SPECIFICATIONS i5

Structure		: Reinfored Concrete
Wall		: Masonry and Metal Wall Cladding
Roof Covering		: Metal Deck / R.C Flat Roof
Roof Framing		: Metal
Ceiling		: Skim Coat / Plasterboard
Windows & Louvers		: Aluminium Frame Glass Panel
Doors	: Main Entrance : Others	: Glass Door : Fire Rated Door/Flushed Door Metal Roller Shutter
Ironmongeries		: Locksets with Accessories
Wall Finishes	: External : Production Area : All Toilets : Pantry : Office : Mezzanine Floor : Prayer Room : Utility : Others	: Plaster & Paint/Metal Wall Cladding : Plaster & Paint/Metal Wall Cladding : Ceramic Tiles up to Ceiling Height : Ceramic Tiles up to 1500mm Height/Plaster & Paint : Plaster & Paint : Plaster & Paint : Plaster & Paint : Plaster & Paint : Plaster & Paint
Floor Finishes	: Production Area : All Toilets : Pantry : Prayer Room : Office : Mezzanine Floor : Utility : Staircase : A/C Ledge : Balcony	: Cement Render : Ceramic Tiles : Ceramic Tiles : Cement Render : Cement Render : Cement Render : Cement Render : Cement Render with Nosing Tiles : Cement Render : Ceramic Tiles
Sanitary and Plumbing Fittings	: Pantry : All Toilets : External	: Sink & Tap : Sanitary Wares & Fittings : Tap
Electrical Installation	: Lighting Points : Power Points : Air-Conditioning Points : FWS Points : Autogate Points	: 53 : 30 : 4 : 3 : 1
Fencing		: Masonry / G.I Fencing
Gate		: M.S Gate
Miscellaneous		: Letter Box & Refuse Compartment : TNB Meter Compartment : Water Meter Compartment

YOUR GO-TO INDUSTRIAL EXPERTS



Prime Location.
Customised Solutions.
Future Ready.

Our Industrial Parks

ELMINA BUSINESS PARK

BBR BUSINESS PARK

SERENIA CITY

Hamilton Nilai City

VISION BUSINESS PARK NILAI SOUTH

SIME DARBY PROPERTY XME2 BUSINESS PARK NILAI IMPIAN

BANDAR UNIVERSITI PAGOH



YOUR
GO-TO
INDUSTRIAL
EXPERT