



SIME DARBY PROPERTY
INDUSTRIAL

THE CUBIZ COLLECTION

PREMIUM TWIN FACTORIES
FOR EXCLUSIVE LEASE



Property

SIME DARBY PROPERTY INDUSTRIAL

MULTIDIMENSIONAL SOLUTIONS THAT MOVE INDUSTRY FORWARD

At the core of our industrial multidimensional solutions are six key pillars* built to drive business growth—from connecting companies to thriving networks to providing end-to-end support for future-proof operations. These are extended selectively to eligible companies and investors, ensuring alignment with specific business goals and strategies to deliver relevant, high-impact value. Together, they form a complete platform to drive the next generation of industrial success.



INDUSTRIAL TECHNOLOGY

Advising on technology adoption to optimise business efficiency.



ONE-STOP CENTRE

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



SUSTAINABILITY

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



PROJECT FUNDING

Enabling access to CAPEX support and strategic business collaboration.



HUMAN CAPITAL SUPPORT

Facilitating workforce capabilities through centralised facilities and TVET partnerships.



BUSINESS ECOSYSTEM

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

*Terms and conditions apply



YOUR LAUNCHPAD TO EXCELLENCE

A bold shift in industrial evolution, Sime Darby Property presents The Cubiz Collection, an exclusive leasing model purpose-built for the future and embedded with strong industrial ecosystems.

The Cubiz Collection offers multidimensional support across six key pillars*, each one extended selectively to eligible companies and investors to ensure alignment with specific business goals and strategies, delivering support that is relevant, meaningful, and impact-driven.

Built for agility. Backed by experience. Be part of a proven industrial network that's already powering real results.



**Terms and conditions apply*

Actual photo

SECURE EXCLUSIVE ACCESS TO ELMINA'S INDUSTRIAL CORE

The Cubiz Collection, Twin Factories, is the latest product in the heart of the City of Elmina, Malaysia's sought-after industrial hub. With 20 exclusive units for lease, this future-forward development offers reliable infrastructure, well-established amenities, and unbeatable connectivity.

Purpose-built for performance. Positioned for tomorrow.

TWIN FACTORIES

TYPE A & B | 20 UNITS | FOR LEASE

POWER CAPACITY 300A

MEZZANINE FRIENDLY

Mezzanine floor can be installed inside production area for future use

MAX 11M CEILING HEIGHT AT PRODUCTION AREA

Expandable productivity / warehouse area to accommodate and optimise racking system

HUGE ROLLER SHUTTER

For easy loading and truck manoeuvring

INCLUSIVE OF SOLAR PANELS

Enhance sustainability, lowering carbon impact (20 kWp)

7.5M

7.5M WIDTH INTERNAL ROAD

To increase the efficiency of truck loading option and mobile crane maintenance works

**Parking lot excluded*

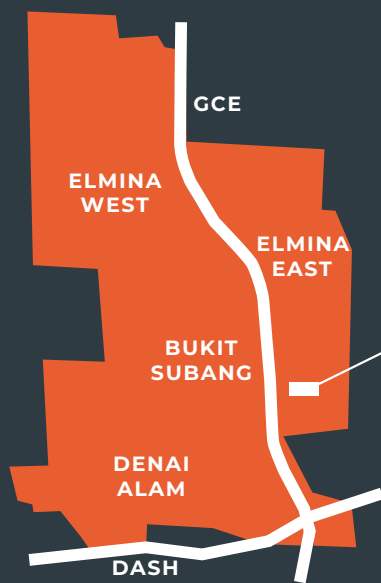
DEDICATED PARKING FOR CARS

FLOOR LOADING CAPACITY Maximum of 20kN/m²

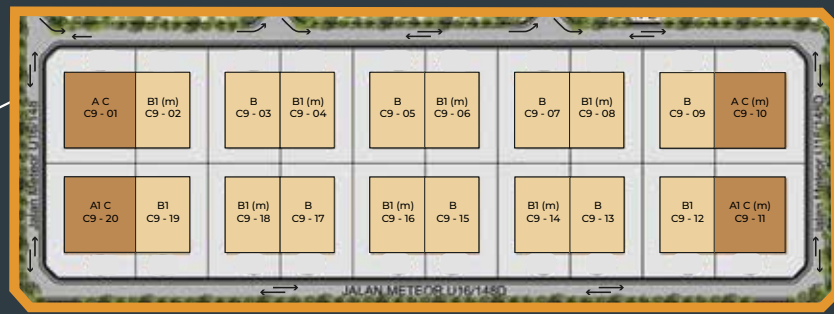
10M COVERED DOCKING AREA

Weather protection for users and goods

Artist's Impression



SITEPLAN



CUSTOMISABLE

Seamlessly integrate two adjacent units for expanded operations



LARGE OFFICE SPACE

Flexible layout with option to split into two offices, each with its own staircase for enhanced privacy and security



MEZZANINE FLOOR FRIENDLY

Convertible mezzanine floor for future expansion

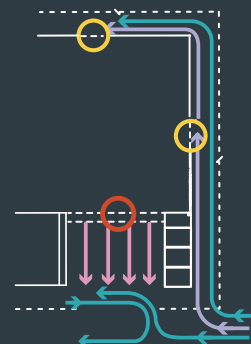


WIDE ENTRANCE

Up to 15.7m for enhanced manoeuvrability

LEGEND

- 40' Truck
- 20' Truck
- Small Vehicle
- Direct Front Loading
- Side Loading

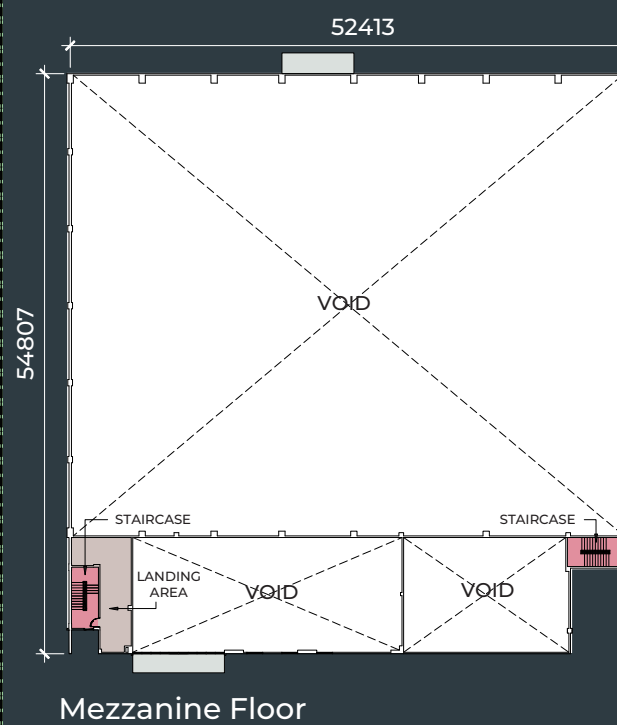
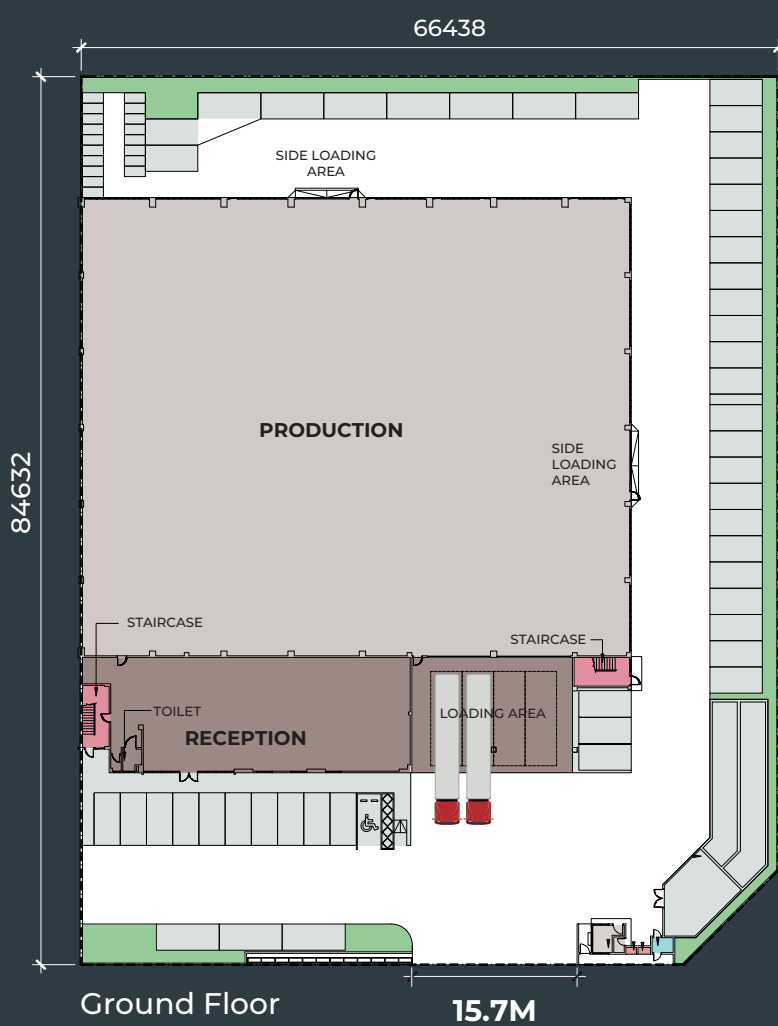


EASIER LOADING & TRUCK MANOEUVRING

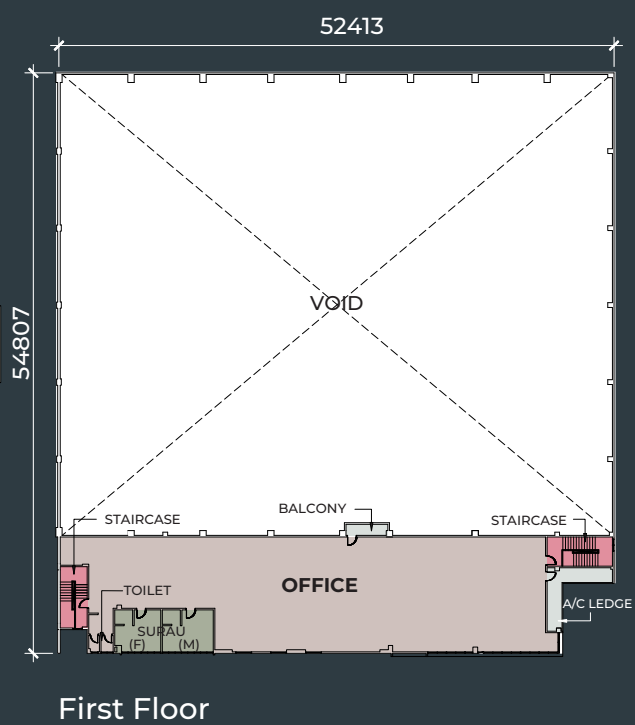
FLOOR PLAN

TWIN FACTORIES
TYPE A | CORNER

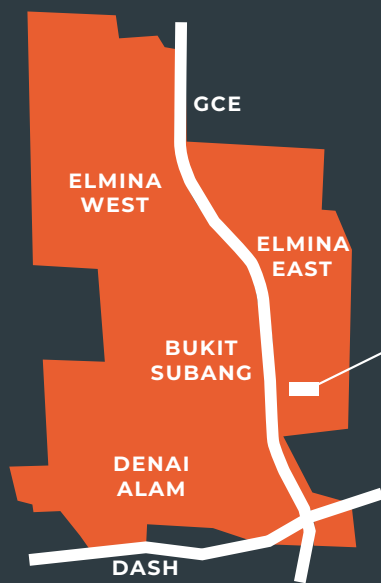
4 Units | 218' x 278' | 38,553 sqft
300A Power Capacity | 20kN/m² Floor Loading
Car Parking - 49 Bays



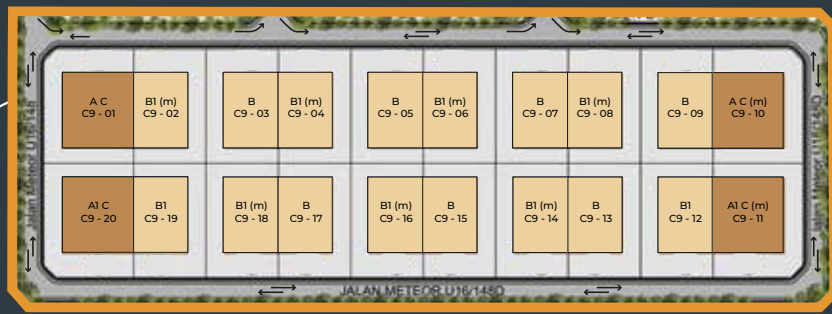
Mezzanine Floor



First Floor



SITEPLAN



CUSTOMISABLE

Seamlessly integrate two adjacent units for expanded operations



LARGE OFFICE SPACE

Flexible layout with option to split into two offices, each with its own staircase for enhanced privacy and security



MEZZANINE FLOOR FRIENDLY

Convertible mezzanine floor for future expansion

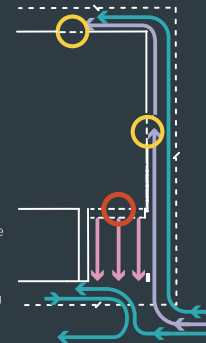


WIDE ENTRANCE

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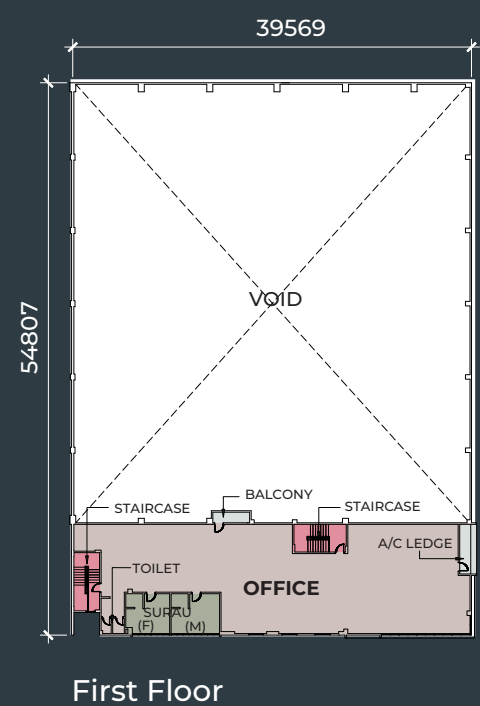
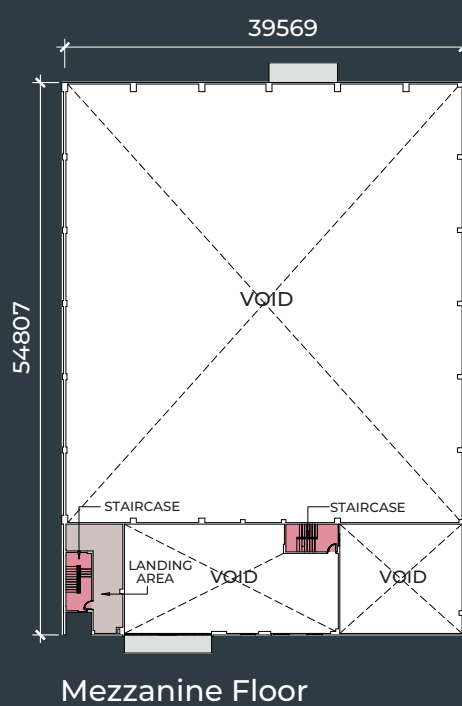
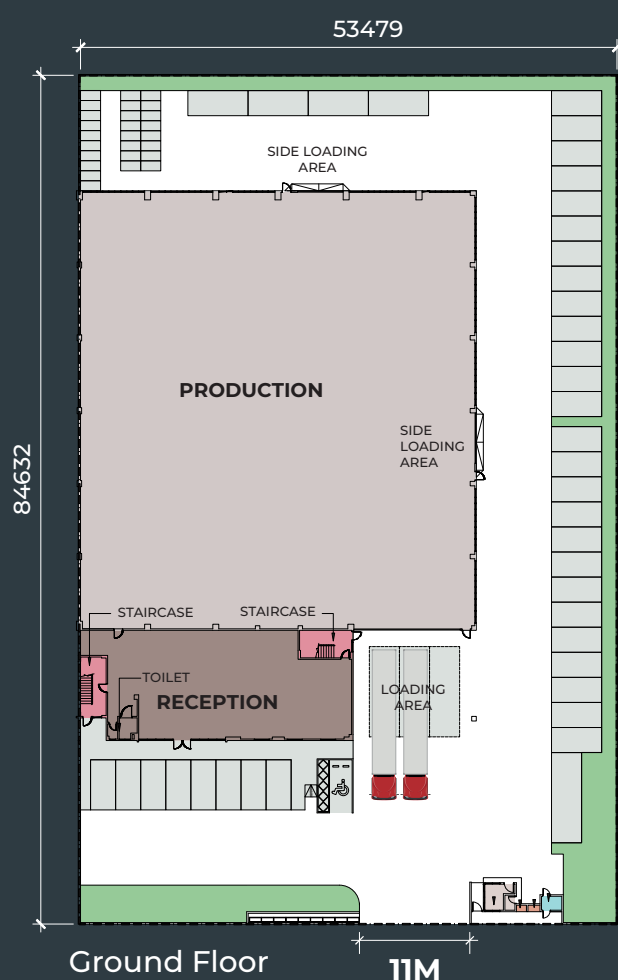


EASIER LOADING & TRUCK MANOEUVRING

FLOOR PLAN

TWIN FACTORIES
TYPE B | INTERMEDIATE

16 Units | 176' x 278' | 29,000 sqft
300A Power Capacity | 20kN/m² Floor Loading
Car Parking - 40 Bays

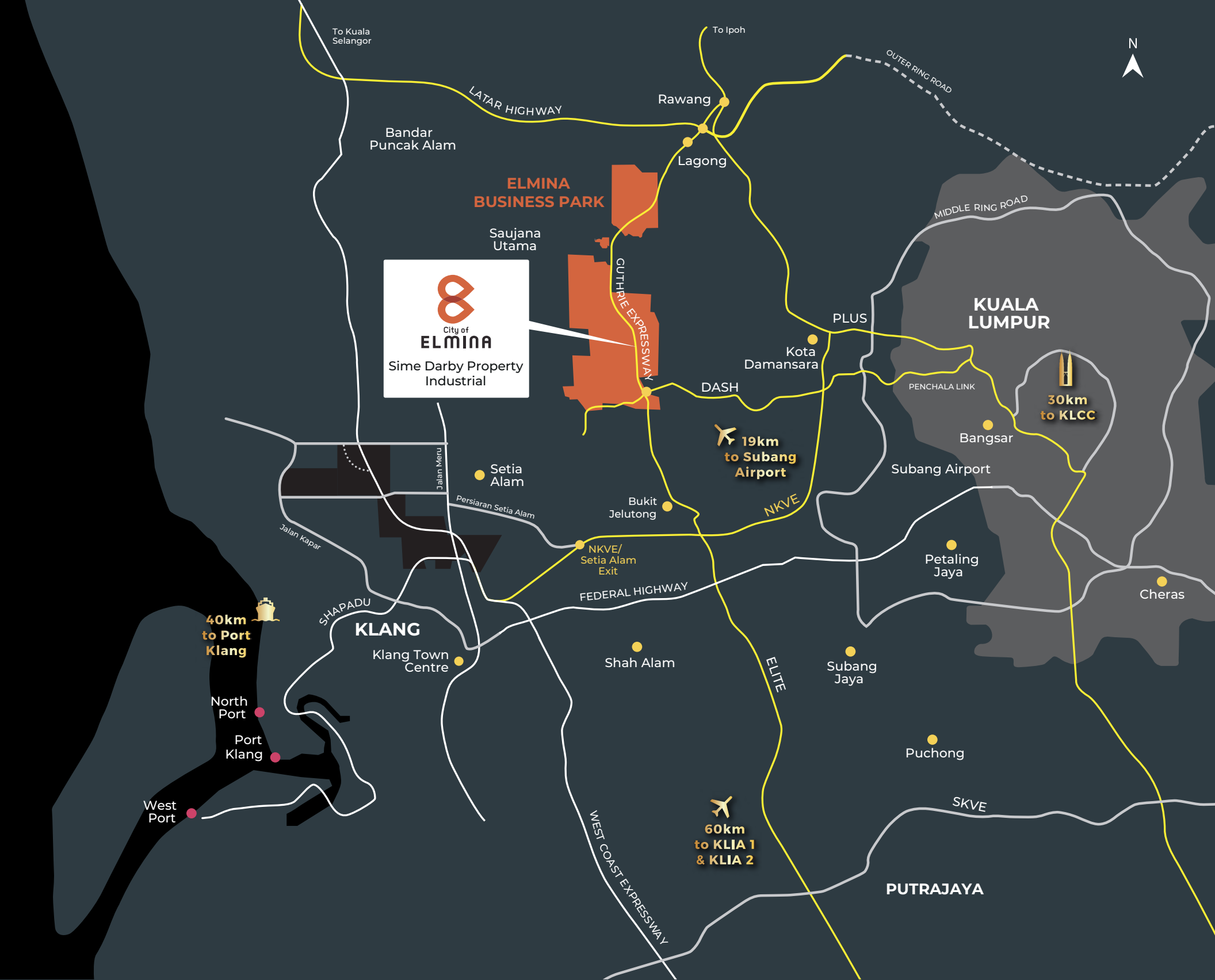




SPECIFICATION TWIN FACTORIES

Structure		• Reinforced Concrete
Wall		• Masonry / Decking
Roof Covering		• Decking / RC
Roof Framing		• Reinforced Concrete / Metal
Ceiling Finishes	<ul style="list-style-type: none">• Fire Staircase, Loading Area, Landing Floor and Reception• Toilets and Prayer Room	<ul style="list-style-type: none">• Skim Coat• Cement Board
Windows and Louvers		• Aluminium Frame / Louvers / Glass Panel
Doors	<ul style="list-style-type: none">• Main Entrance• Others	<ul style="list-style-type: none">• Glass Door• Fire Rated Door• Timber Flush Door• Metal Louvers Door• Roller Shutter
Wall Finishes	<ul style="list-style-type: none">• Office, Fire Staircase, Landing Floor and Reception• Factory• Toilets, Pantry	<ul style="list-style-type: none">• Plaster and Paint• Decking / Plaster and Paint• Tiles/ Plaster and Paint
Floor Finishes	<ul style="list-style-type: none">• Office, Landing Floor and Reception• Factory• Toilets, Pantry and Prayer Room• Fire Staircase	<ul style="list-style-type: none">• Cement Render• Floor Hardener• Tiles• Cement Render with Nosing Tiles
Sanitary and Fittings	<ul style="list-style-type: none">• Toilets	• Sanitary Wares and Fittings
Fencing		• Masonry and Fencing
Electrical Installation		Type A (Corner Unit) Type B (Intermediate Unit)
	<ul style="list-style-type: none">• Lighting Points	19 18
	<ul style="list-style-type: none">• Highbay Light Points (Provided with fittings)	32 27
	<ul style="list-style-type: none">• Wall Fan Points	1 1
	<ul style="list-style-type: none">• Power Points	15 13
	<ul style="list-style-type: none">• Autogate Points	1 1
	<ul style="list-style-type: none">• Gate Light Points	1 1
	<ul style="list-style-type: none">• Signage Light Points*	1 1
	<ul style="list-style-type: none">• Booster Pump Points (Electrical Points Only)	1 1
	<ul style="list-style-type: none">• Isolator For Future Office Distribution Board (DB)	3 3
Parking	<ul style="list-style-type: none">• Car / Lorry• Motorcycle	<ul style="list-style-type: none">• Premix / Grasscrete• Premix
Miscellaneous		• Letter Box, Refuse Chamber and Guard House

*Isolator point for signage light is provided at the gate wall.



STRATEGICALLY CONNECTED
via LAND, SEA & AIR



North-South
Expressway (NSE)

Guthrie Corridor
Expressway (GCE)

Kuala Lumpur -
Kuala Selangor
Expressway (LATAR)

New Klang Valley
Expressway (NKVE)

Damansara - Shah Alam
Elevated Expressway
(DASH)



19KM Sultan Abdul
Aziz Shah Airport
(Subang Airport)

60KM KLIA 1 & KLIA 2



40KM Port Klang

AMENITIES

COMMERCIAL & RETAIL

Elmina Lakeside Mall	4km
Jaya Grocer Bukit Jelutong	9km
Sunway Giza Mall	12km
IOI Damansara Mall	12km
Citta Mall	14km

HEALTHCARE

Putra Medical Centre	8.1km
Bukit Rahman Putra	
Ramsay Sime Darby Ara Damansara Medical Centre	11.1km
Thomson Hospital	11.4km
Hospital UiTM Puncak Alam	13km

FIRE & POLICE STATION

SEERS Volunteer Fire Brigade	5.9km
Saujana Utama Police Station	8.7km
Sungai Buloh Fire and Rescue Station	9.2km
Kampung Baru Subang Police Station	9.2km
Ibu Pejabat Polis Daerah Sungai Buloh	9.7km

OUTDOOR LEISURE

300-acre Central Park	5km
Denai Alam Recreational & Riding Club	5.8km
Monterez Golf & Country Club	8km

For enquiries

016-231 9276 (Kelvin)
016-868 9276 (Ajmal)
sdp-industrial.com

YOUR GO-TO INDUSTRIAL EXPERTS



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