

SIME DARBY PROPERTY

XME2

BUSINESS PARK

NILAI IMPIAN

The Epicenter of Industrial Growth

As a well-planned township with seamless connectivity, growing commercial vibrancy, and a steady rise in foot traffic, Nilai Impian is the perfect hub for industrial expansion.

Building on the phenomenal success of XME Business Park, Sime Darby Property proudly unveils XME Business Park 2—a new benchmark for industrial excellence. With high visibility from the Nilai Toll Plaza, this freehold development provides businesses with an unmatched advantage in a thriving economic corridor.

Limited to just 37 exclusive detached and semi-detached factory units, XME Business Park 2 is the ultimate choice for businesses looking to scale and succeed.

**XME
BOULEVARD
(FULLY SOLD)**

**XME
BUSINESS PARK
(FULLY SOLD)**

SIME DARBY PROPERTY
XME2
BUSINESS PARK
NILAI IMPIAN



**Sime
Darby** Property
Nilai Impian
Sales Gallery

NORTH-SOUTH EXPRESSWAY

TO SEREMBAN

TO KUALA LUMPUR & KLIA

Capitalizing on Success

Introducing Our Next Industrial Landmark

SIME DARBY PROPERTY

XME2

BUSINESS PARK

NILAI IMPIAN



**Well-connected
to major highways**
NSE • LEKAS • ELITE



**630,484
local population**
within 10km radius



**23km to KLIA via
Jalan Labohan Dagang -
Nilai (Route 32)**
Fast and seamless access
for efficient logistics
and global connectivity



**Conveniences are
within reach**
1.5km Village Grocer
3.5km AEON, Lotus's & Giant
5.8km MesaMall
6.6km Aurelius Hospital



**A huge pool of
diverse talent**
Immediate availability
of talent pool from
surrounding universities



LEGEND

- RP Retention Pond
- ST Suction Tank
- WT Water Tank
- STP Sewerage Plant Station
- PPU Main Distribution Substation
- TMI Transmission Main Intake



SIME DARBY PROPERTY
XME2
BUSINESS PARK
KUALA LUMPUR

NILAI TOLL PLAZA

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

Detached Factory

- D1
- D2
- D3

Semi-Detached Factory

- SD1
- SD2
- SD3
- SD4

Future Development



Site Plan



Sustainable Building Features

- **Rainwater Harvesting**
300L tank capacity for gardening & irrigation
- **Solar System Infra Ready**
For future solar system installation
- **Optimized Opening**
Opening sizes are designed as required
- **EV Charger Infra Ready**
Infra ready for future EV Charger Installation

MULTIPLE LOADING ACCESS TO PRODUCTION AREA

To ensure maximum throughput and efficiency

10KN/M² FLOOR LOADING CAPACITY

Upgradable to 30kN/m²

TRIPLE VOLUME WAREHOUSE SPACE

Minimum 9-meter height clearance

LARGE OFFICE SPACE

Open office area to suit expanding and growing business

FRONT MAIN LOADING ZONE

Designed to accommodate long trucks with ease



Artist's Impression

CROSS SECTION VIEW



SD4 SEMI-D FACTORY

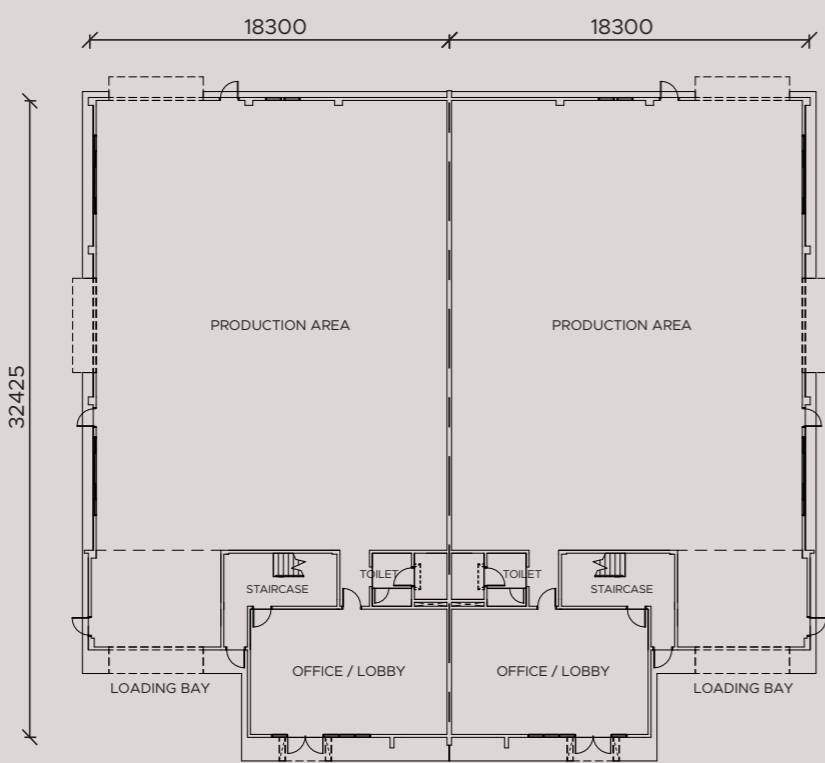
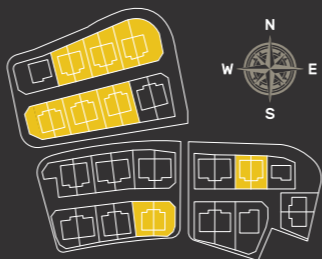
- Land Area: 19,094 ft² - 25,174 ft²
- Built-up Area: 11,527 ft²

SD1

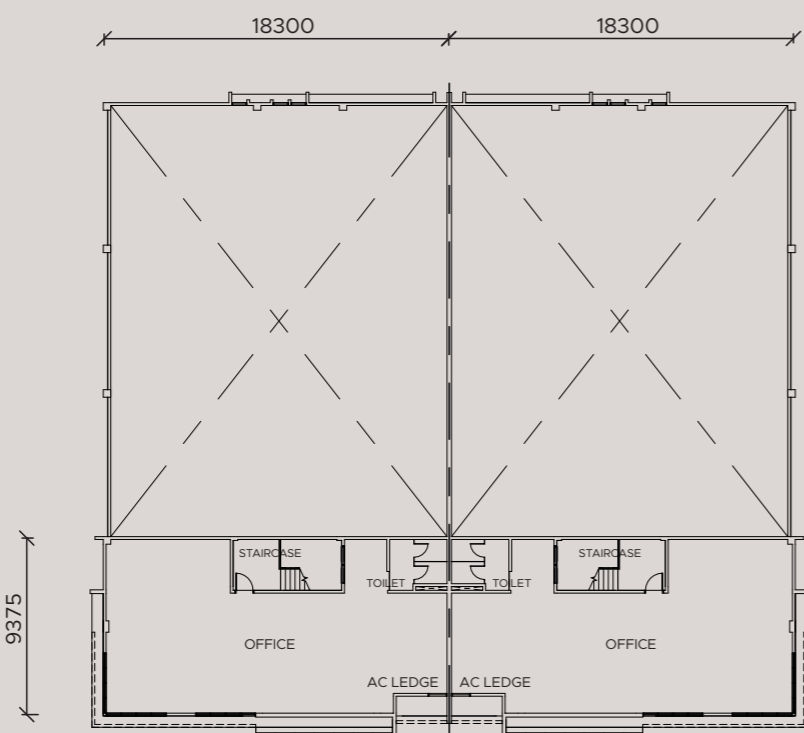
SEMI-DETACHED FACTORY

Land Area
14,480 ft² - 14,691 ft²

Built-up Area
8,398 ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

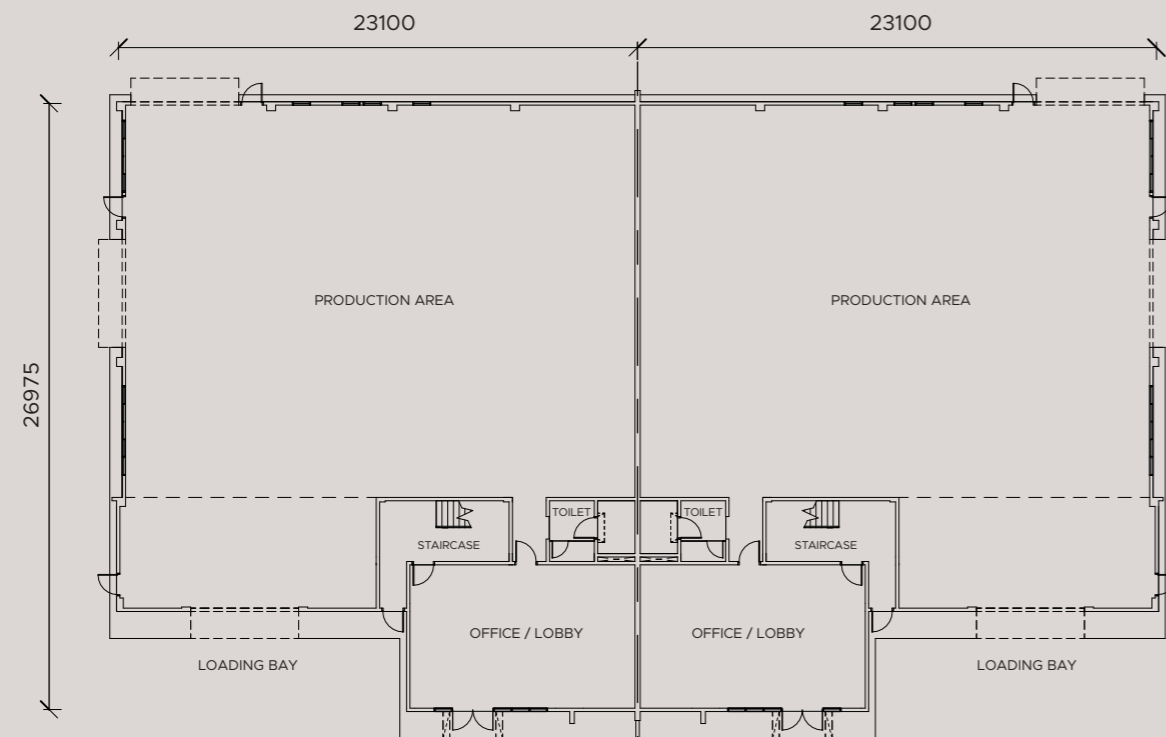
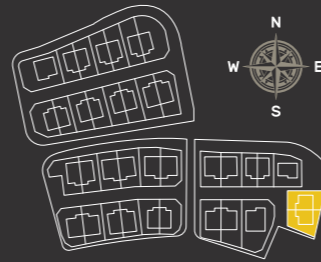
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby	: Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 51
	Power Point	: 36
	Exit Sign	: 6
	Emergency Lighting	: 8
	Isolator Point	: 3
	Air-Cond Point	: 3
	Data Point	: 2
	Auto Gate Point	: 2
	Telecommunication Point	: 1
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous	: Refuse Compartment	
	: TNB Meter Compartment	
	: Letter Box	

SD2

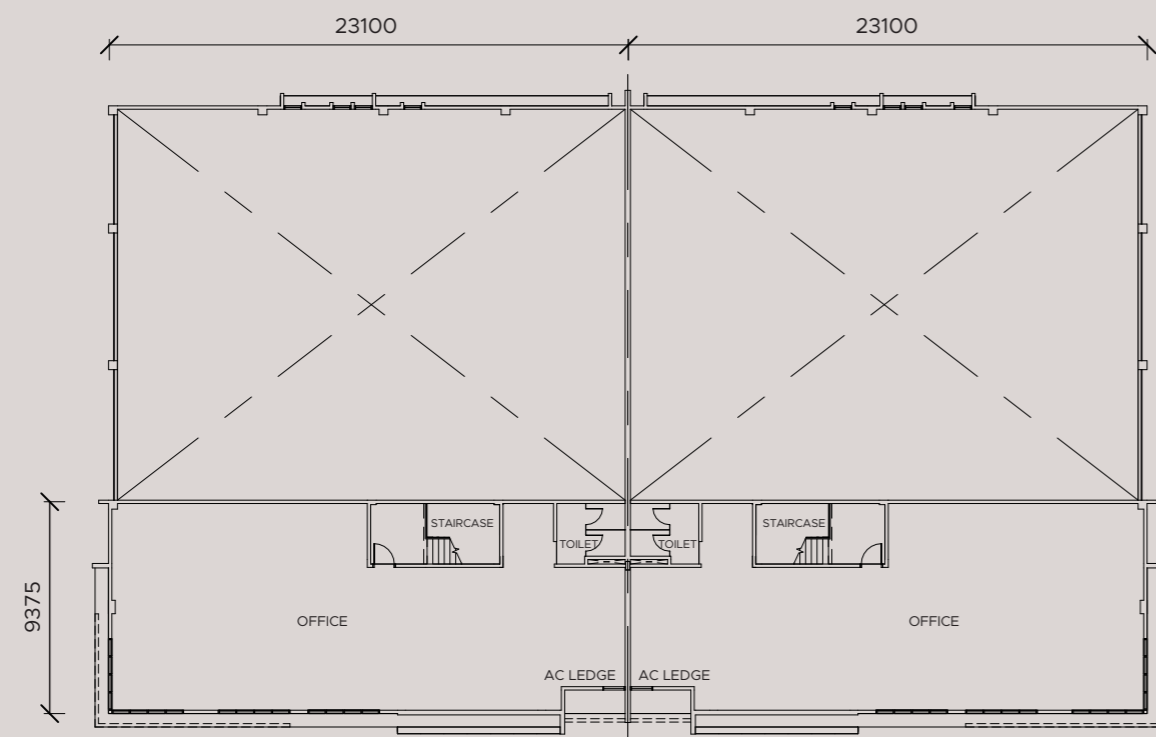
SEMI-DETACHED FACTORY

Land Area
18,190 ft² - 18,325 ft²

Built-up Area
9,228 ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

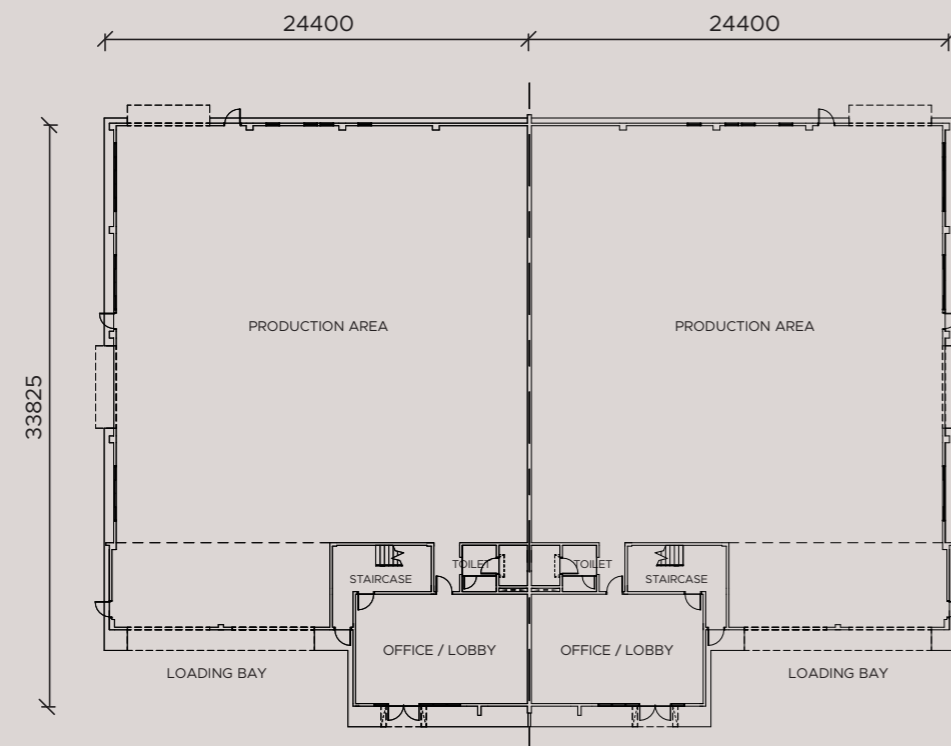
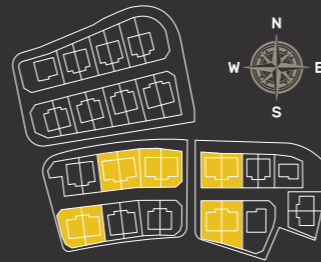
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby	: Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 61
	Power Point	: 38
	Exit Sign	: 6
	Emergency Lighting	: 8
	Isolator Point	: 3
	Air-Cond Point	: 3
	Data Point	: 2
	Auto Gate Point	: 2
Telecommunication Point		: 1
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous	: Refuse Compartment	
	: TNB Meter Compartment	
	: Letter Box	

SD4

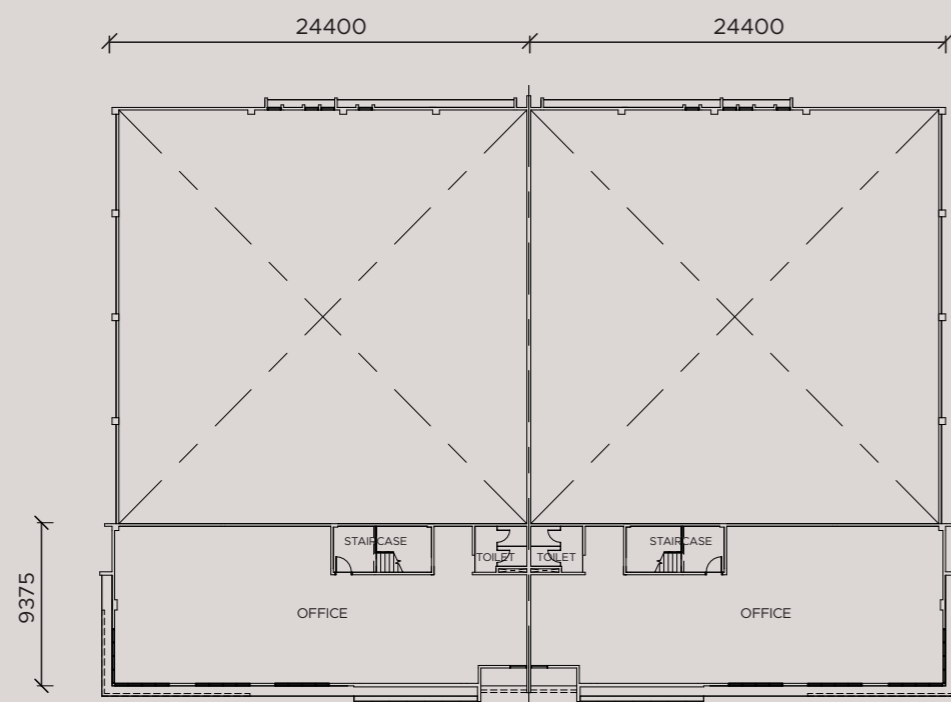
SEMI-DETACHED FACTORY

Land Area
19,094 ft² - 25,174 ft²

Built-up Area
11,527 ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

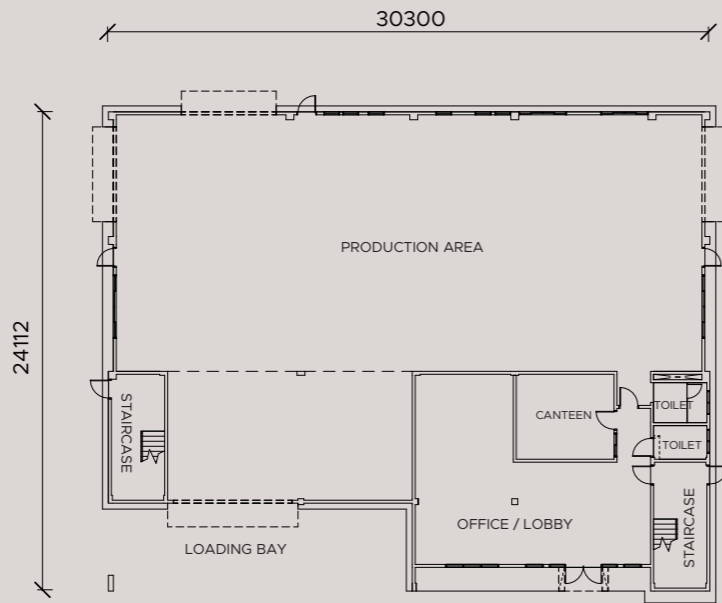
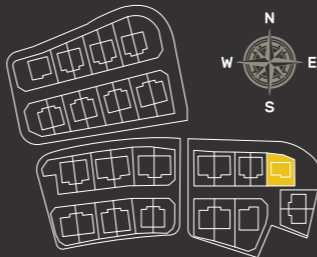
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby	: Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 68
	Power Point	: 41
	Exit Sign	: 6
	Emergency Lighting	: 8
	Isolator Point	: 3
	Air-Cond Point	: 3
	Data Point	: 2
	Auto Gate Point	: 2
	Telecommunication Point	: 1
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment
		: TNB Meter Compartment
		: Letter Box

D1

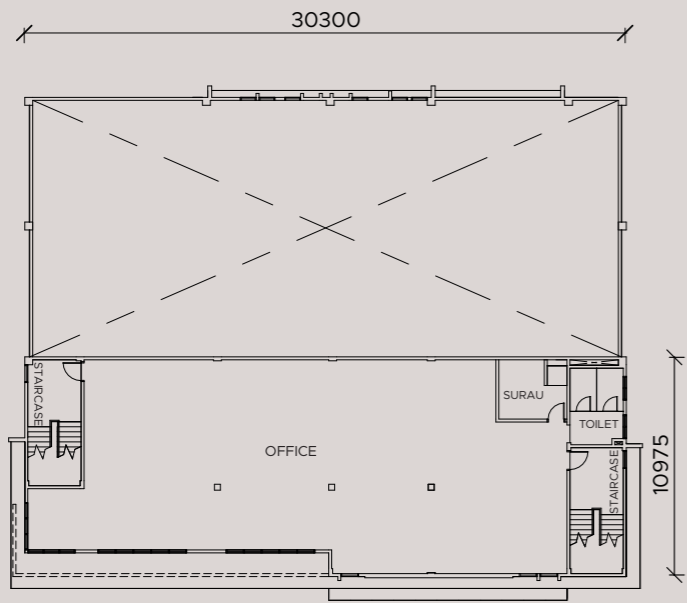
DETACHED FACTORY

Land Area
23,567 ft²

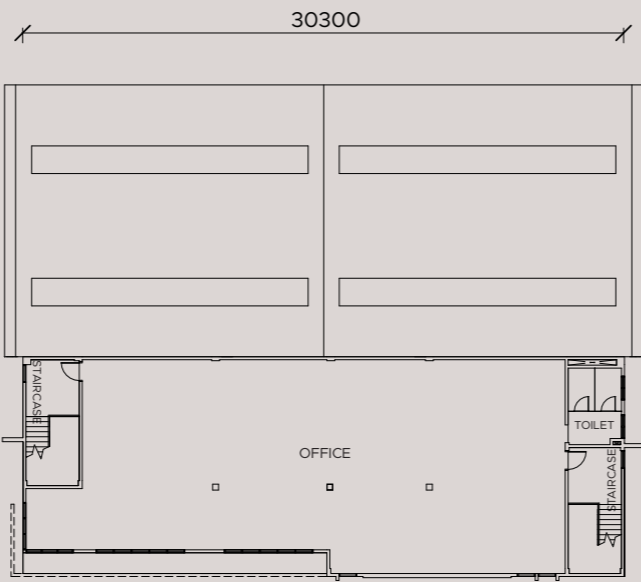
Built-up Area
15,125 ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATIONS

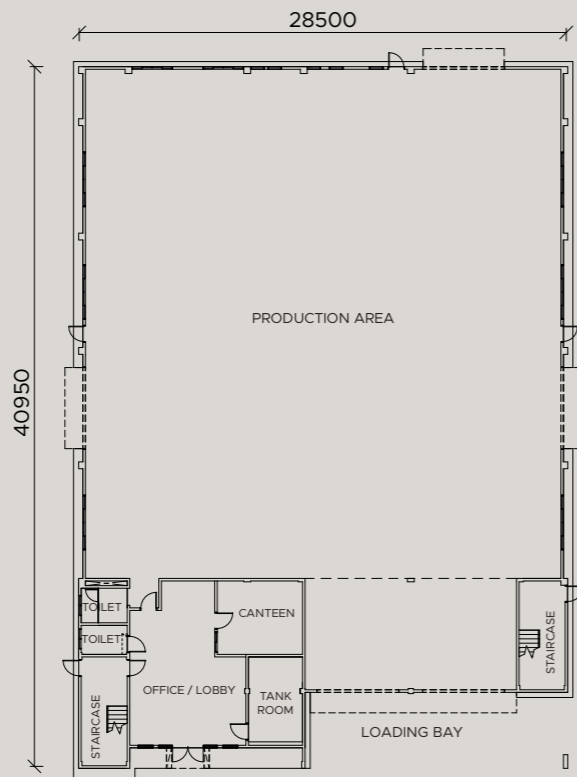
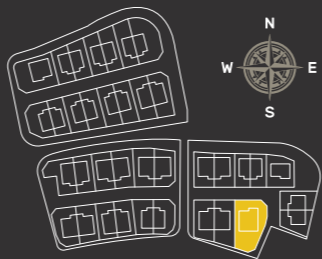
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry / Dry Wall
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Canteen / Surau / Toilet	: Timber Flush Door / Fire Rated Door
	Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby / Canteen	: Skim Coat / Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
	Surau Ablution	: Tiles up tp 1500mm high
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby / Canteen	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
	Surau Ablution	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 115
	Power Point	: 71
	Exit Sign	: 10
	Emergency Lighting	: 20
	Isolator Point	: 3
	Air-Cond Point	: 8
	Data Point	: 3
	Auto Gate Point	: 2
Internal Telephone Trunking & Cabling	Telecommunication Point	: 1
Internal Telephone		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment
		: TNB Meter Compartment
		: Letter Box

D3

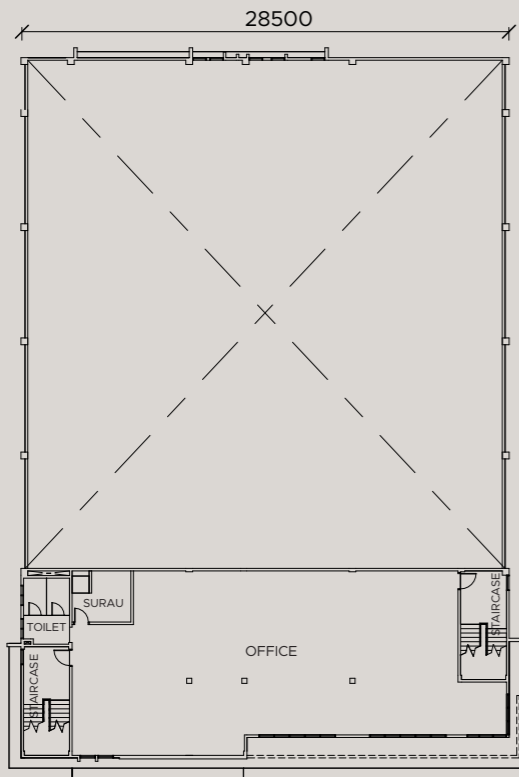
DETACHED FACTORY

Land Area
39,487 ft²

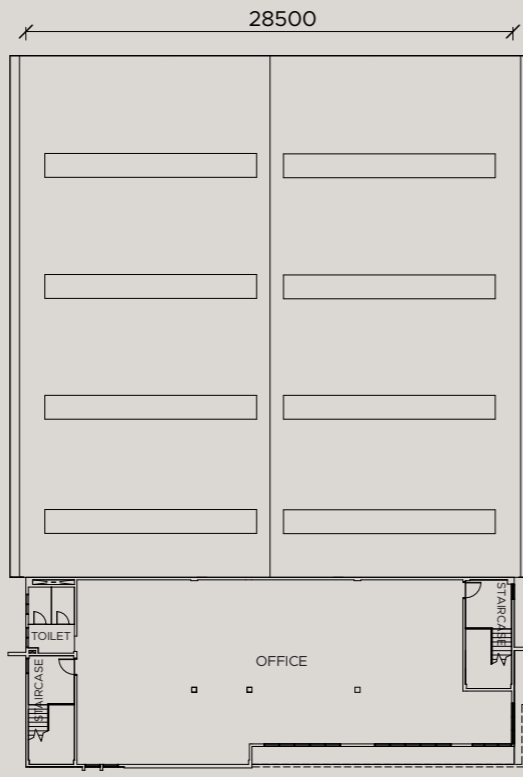
Built-up Area
19,328 ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATIONS

Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry / Dry Wall
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Canteen / Surau / Toilet	: Timber Flush Door / Fire Rated Door
	Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby / Canteen	: Skim Coat / Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
	Surau Ablution	: Tiles up to 1500mm high
	Hose Reel Tank Room	: Plaster & Paint
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby / Canteen	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
	Surau Ablution	: Tiles
	Hose Reel Tank Room	: Cement Render
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 116
	Power Point	: 77
	Exit Sign	: 10
	Emergency Lighting	: 19
	Isolator Point	: 3
	Air-Cond Point	: 8
	Data Point	: 3
	Auto Gate Point	: 2
	Telecommunication Point	: 1
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Fire Alarm System
		: Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment
		: TNB Meter Compartment
		: Letter Box



LEGEND

- Interchange
- Major Highways

For enquiries

06 794 8383

www.simedarbyproperty.com/industrial

NILAI (IMPIAN)

Sime Darby Property

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