



METROHUB 1

Metrohub 1 is the first phase of E-Metro Logistics Park. Spanning 1.2 million sq. ft., this facility is envisioned to give businesses the space to grow sustainably and be positioned to lead well into the future.

- Direct access from Jalan Meru & Jalan Abdul Manan.
- 2-storey ready-built logistics facility.
- Designed with sustainability in mind (proposed LEED Gold certification).
- Target completion in Q4 2024.

POSITIONED TO LEAD

E-Metro Logistics Park is a 177-acre prime freehold industrial development that is seamlessly connected and strategically located within Bandar Bukit Raja 2.

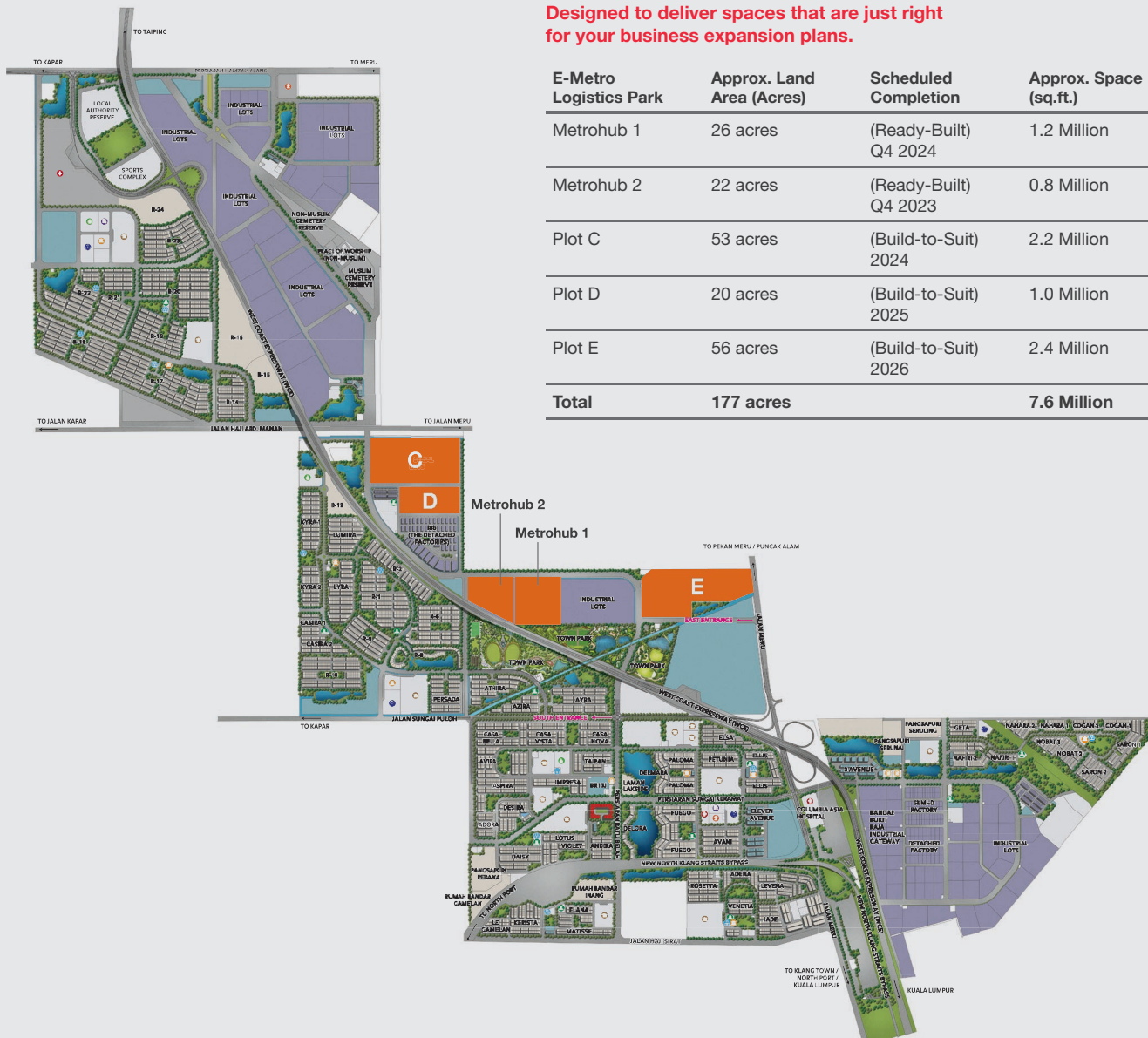
Development Vision

- 8 million sq.ft. of space to cater to the growing demand for world-class industrial & logistics facilities.
- To provide integrated logistics solutions - Ready-built & Build-to-suit.
- Designed for optimum operational efficiency & automation adaptability.



Designed to deliver spaces that are just right for your business expansion plans.

E-Metro Logistics Park	Approx. Land Area (Acres)	Scheduled Completion	Approx. Space (sq.ft.)
Metrohub 1	26 acres	(Ready-Built) Q4 2024	1.2 Million
Metrohub 2	22 acres	(Ready-Built) Q4 2023	0.8 Million
Plot C	53 acres	(Build-to-Suit) 2024	2.2 Million
Plot D	20 acres	(Build-to-Suit) 2025	1.0 Million
Plot E	56 acres	(Build-to-Suit) 2026	2.4 Million
Total	177 acres		7.6 Million



LEADING & GROWING SUSTAINABLY

E-Metro Logistics Park is masterplanned with long-term sustainability in mind. Surrounded by the well-established industrial eco-system of Bandar Bukit Raja, this eco-friendly logistics park is equipped with the right essentials that enable businesses here to grow sustainably today and tomorrow.

E-Metro Logistics Park Green Features



Designed with sustainability in mind (proposed LEED Gold certification).



Energy-efficient features such as solar power generation, LED lighting, enhanced thermal insulation, etc.



Water efficient pumps, sub-meters and fittings.





Artist's Impression Only

METROHUB 1

DEVELOPMENT FEATURES



Design flexibility for
subdivision of space &
expansion (In configurations
of approx. 100,000 sq.ft.)



Clear racking height
– Level 1 (11.2m)
& Level 2 (10m)



Floor Loading
– Level 1 (3tonne/m²)
& Level 2 (2.5tonne/m²)



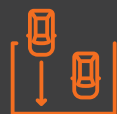
Columns grid
– 11.4m x 11.4m
(Level 1)
& 11.4m x 22.8m
(Level 2)



Ramp designed
with headroom
clearance of 4.75m



Provision of utility
capacity to cater
for automation
– 300 Amps



Ample carpark
spaces



Provision of ample
loading bays
and vehicular traffic
segregation for
enhanced safety



Advanced fire
fighting provisions
– NFPA standards,
ESFR sprinkler
system



Multi-tiered
security
(CCTV & patrols)

LAYOUT PLANS

LEVEL 1

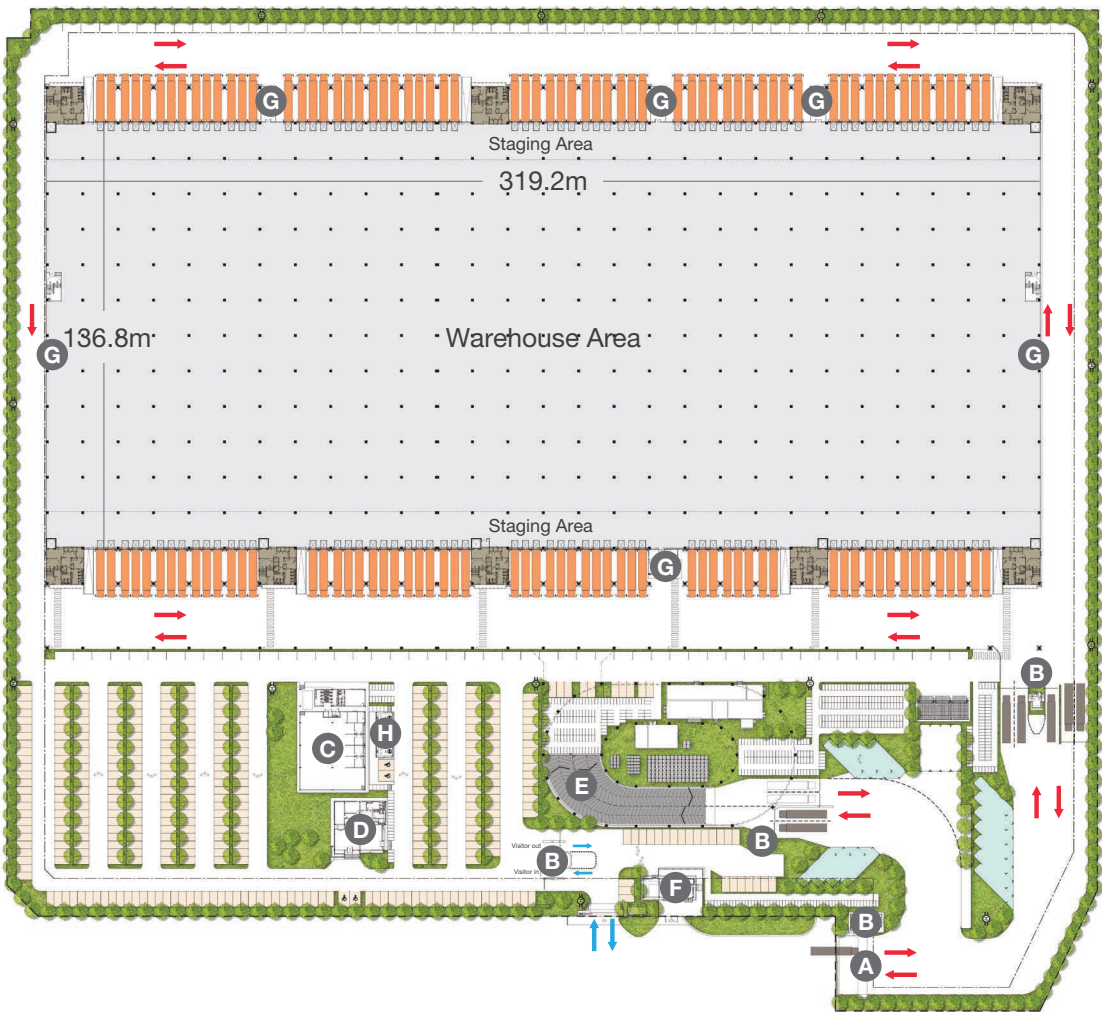
Warehouse with Mezzanine space
(approx. 550,000 sq.ft.)

Warehouse – approx. 470,000 sq.ft.
Mezzanine – approx. 80,000 sq.ft.

Loading Bays	128 Bays
Column Grid	11.4m x 11.4m
Floor Loading	30kN/m ² (3ton/m ²)
Clear Racking Height	11.2m

LEGEND

- A Heavy Vehicles Entrance/Exit
- B Guard House
- C Cafeteria & Drivers' Rest Lounge
- D Sales Gallery
- E Circular Ramp
- F TNB Sub-station
- G Staircase
- H EV Charging Stations
- Ample Provision of Loading Bays
- Service Cores/Lifts
- Carpark
- Trucks Temporary Parking
- Light Vehicles Entrance/Exit
- Heavy Vehicles Only



*Not depicted to scale.

LEVEL 2

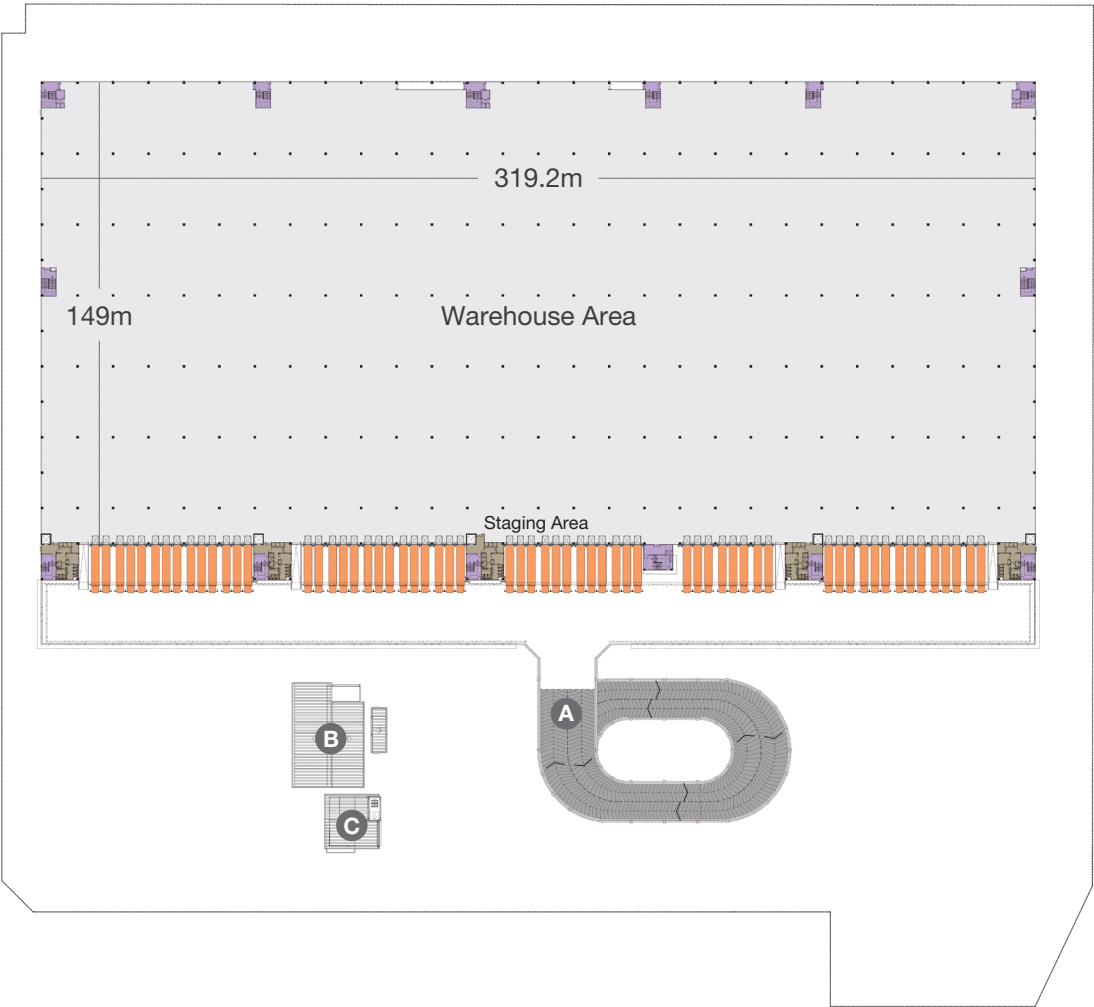
Warehouse with Mezzanine space (approx. 511,200 sq.ft.)

Warehouse – approx. 505,000 sq.ft.
Mezzanine – approx. 6,200 sq.ft.

Loading Bays	62 Bays
Column Grid	11.4m x 22.8m
Floor Loading	25kN/m ² (2.5ton/m ²)
Clear Racking Height	10m

LEGEND

- A Ramp to Level 2
- B Cafeteria & Drivers' Rest Lounge
- C Sales Gallery
- Ample Provision of Loading Bays
- Service Cores/Lifts
- Staircase

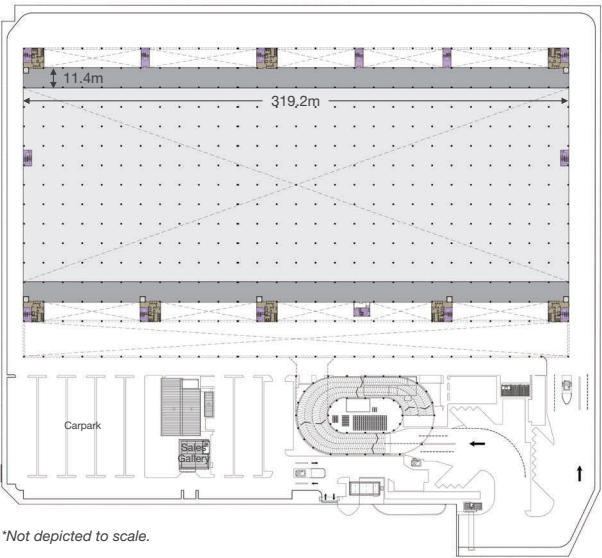


*Not depicted to scale.

MEZZANINE LEVELS

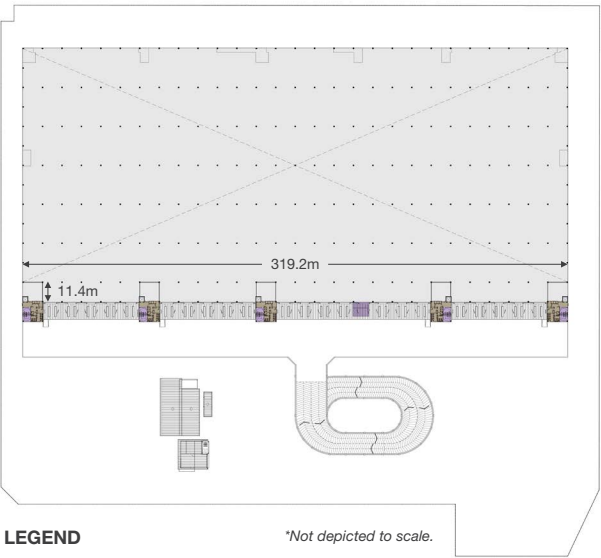
Level 1 (Mezzanine) - Approx. 80,000 sq.ft.

Floor Loading	5kN/m ² (0.5ton/m ²)
Height	5.5m



Level 2 (Mezzanine) - Approx. 6,200 sq.ft.

Floor Loading	5kN/m ² (0.5ton/m ²)
Height	4.5m



- LEGEND
- Service Cores/Lifts
 - Staircase

BUILDING ELEVATION



LEADING WITH SEAMLESS CONNECTIVITY

Strategically positioned in the heart of Bandar Bukit Raja 2, Klang just minutes from the West Coast Expressway interchange, E-Metro Logistics Park offers unrivalled connectivity via land, sea and air.



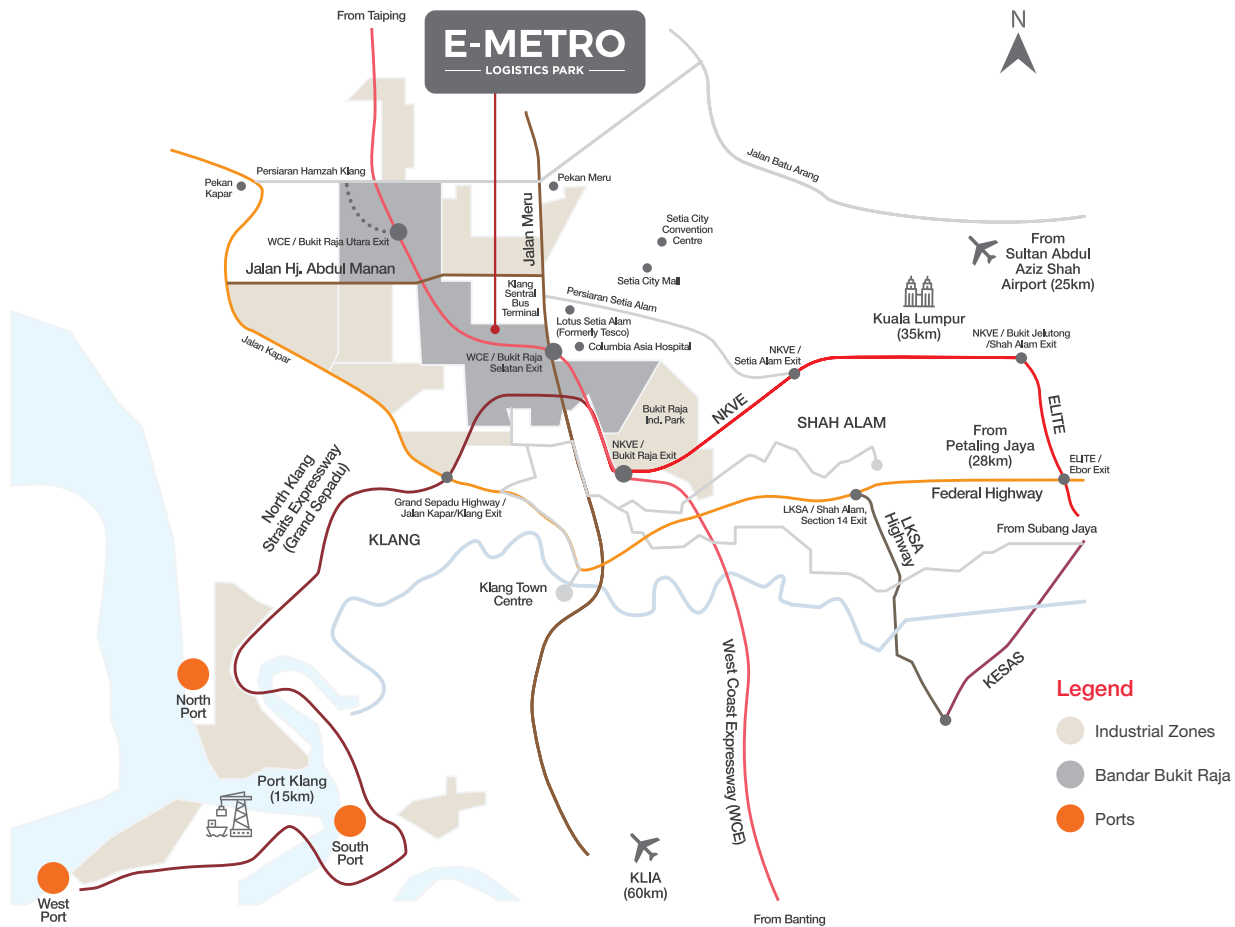
Conveniently accessible and connected to 4 major expressways.



Close to Port Klang, the second largest sea port in Southeast Asia.



International freighter flight connections via KLIA and Subang Airport.



LOGOS

Lalitha Anandarajah
Senior Manager, Marketing & Business Development
T. +6012 330 1938
E. lalithaanandarajah@sdplog.com

Muhd Syahmi
Marketing & Business Development Executive
T. +6019 308 2711
E. muhdsyahmi@sdplog.com



E-Metro Logistics Park

www.sdplog.com

The concepts and information contained in this document are the property of SDPLOG 1 (Industrial Project Management) Sdn. Bhd. 202101035514 (1435814-K) (SDPLOG). Use or copying of this document in whole or in part without the written permission of SDPLOG constitutes an infringement of copyright. To the maximum extent permitted by law, SDPLOG disclaims all liability and you expressly release SDPLOG from any liability that may otherwise arise from reliance upon this document or due to any information contained in this document being inaccurate or due to information being omitted from this document, whether by way of negligence or otherwise. SDPLOG takes no responsibility for any errors or omissions or discrepancies, if any, in this document which have been compiled from information supplied to us by various sources and are subject to withdrawal without notice. All maps and areas are approximate and are given as guidance only and all specifications and descriptions of the property are subject to final design. This document is for marketing purposes only. Interested parties should make their own enquiries. Nothing contained in this document nor any other related information made available to you is, or shall be relied upon as, a promise, representation, warranty or guarantee, whether as to the past, present or the future. Information current as at January 2023 and is subject to change.