



## METROHUB 2

**Metrohub 2 is designed to be a versatile, multi tenanted logistics facility consisting of 2 ready-built blocks. This state-of-the-art facility will offer 7 warehouse spaces that range from 75,000 sq.ft. to 230,000 sq.ft.**

- 2 Blocks (A1 & A2) of 2-storey ready-built logistics facilities with approx. 824,000 sq.ft. of space.
- Separate & guarded access to Block A1 & A2.
- Subdivision flexibility to smaller configurations - 40,000 sq.ft.
- Target completion - Q4 2023

# 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.

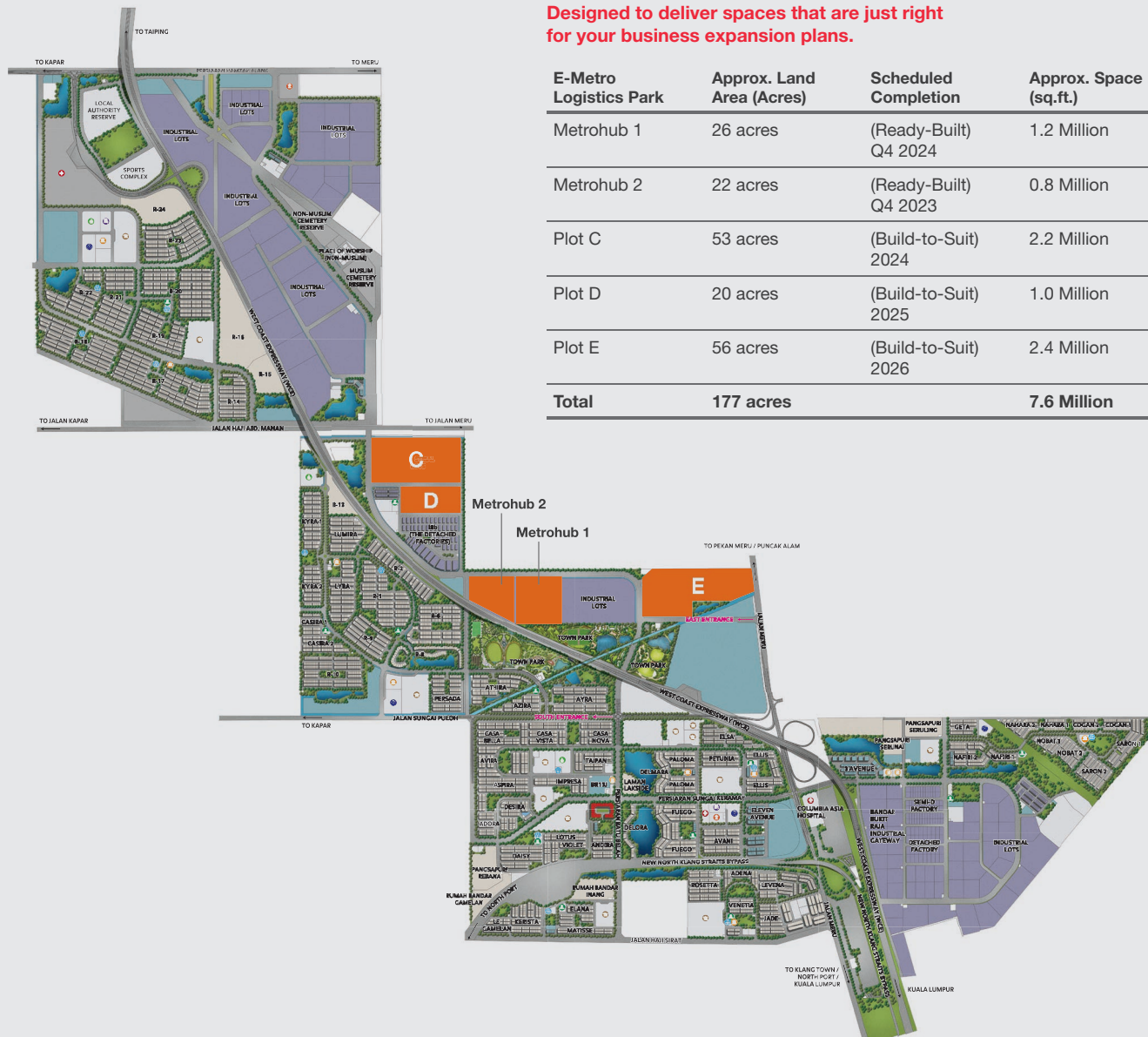
## Development Vision

- 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
<b>Total</b>	<b>177 acres</b>		<b>7.6 Million</b>





# 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 Green Mark 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





Artist's Impression Only

# METROHUB 2

## DEVELOPMENT FEATURES



Mezzanine office provision  
- space flexibility as office  
(floor loading 3.5kN/m<sup>2</sup>)



Utility capacity to  
cater for automation  
- 300Amps



Facilities block  
- cafeteria, surau, parking  
(Approx. 5,000 sq.ft.)



Ramp access  
to Level 2  
(12m width)



Ample carpark spaces  
(Approx. 500 bays)



Loading bays with  
dock leveller  
(89 bays & 17 truck  
parking bays)



NFPA standards,  
ESFR sprinkler  
system



Guarded with CCTV  
surveillance at  
common areas

# LAYOUT PLANS

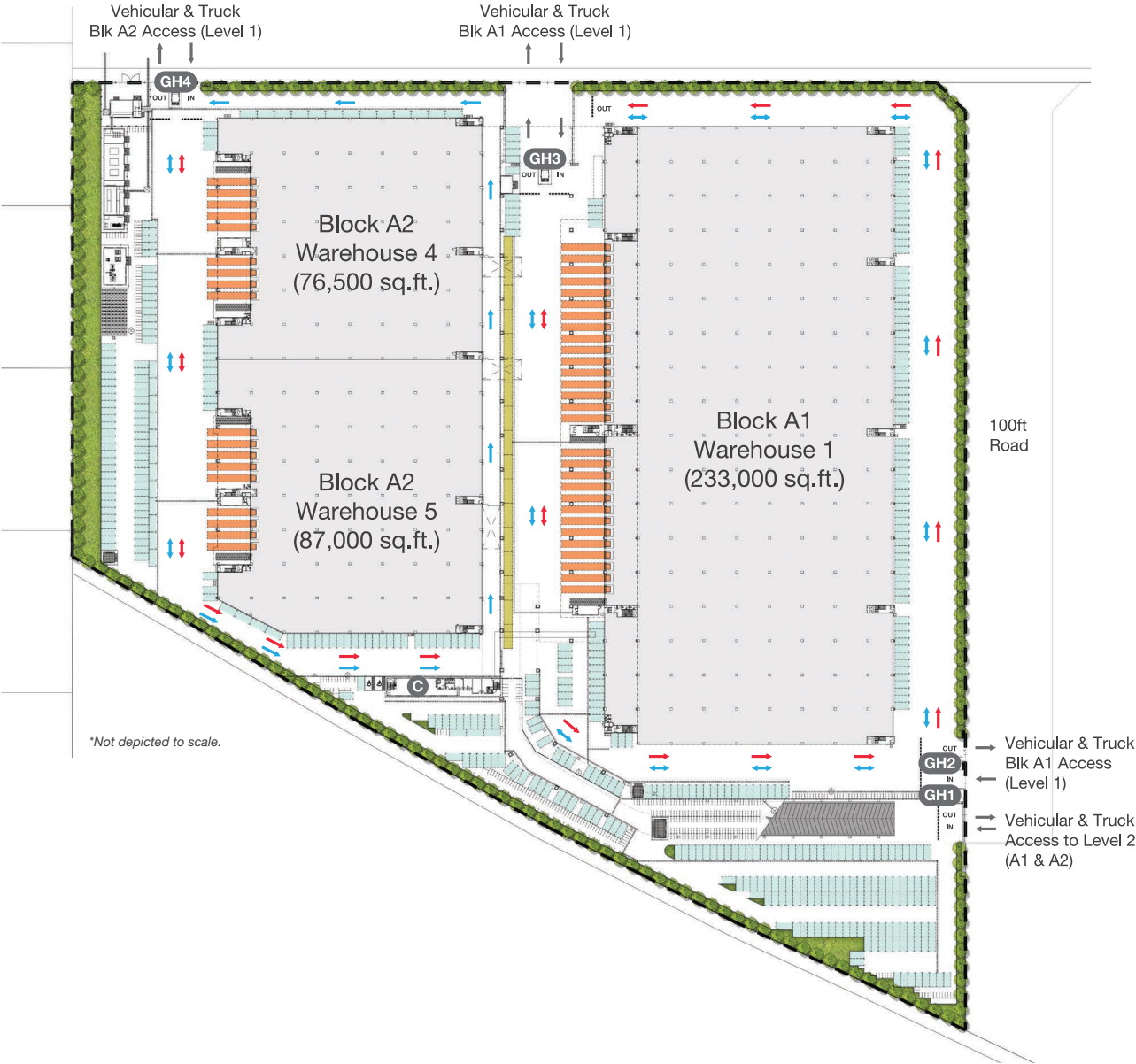
## LEVEL 1

Warehouse 1, 4 & 5  
(approx. 396,500 sq.ft.)

Floor Loading	30kN/m <sup>2</sup> (3ton/m <sup>2</sup> )
Clear Racking Height	11.75m
Column Grid	11.5m x 12.0m
A1 - WH 1 Loading Bays	29 Bays
- Truck Bays	17 Bays
A2 - WH 4 Loading Bays	9 Bays
- WH 5 Loading Bays	9 Bays

LEGEND

- GH Guard House
- C Cafeteria
- Ample Provision of Loading Bays
- Truck Bays
- Outdoor Carpark
- Light Vehicles
- Heavy Vehicles

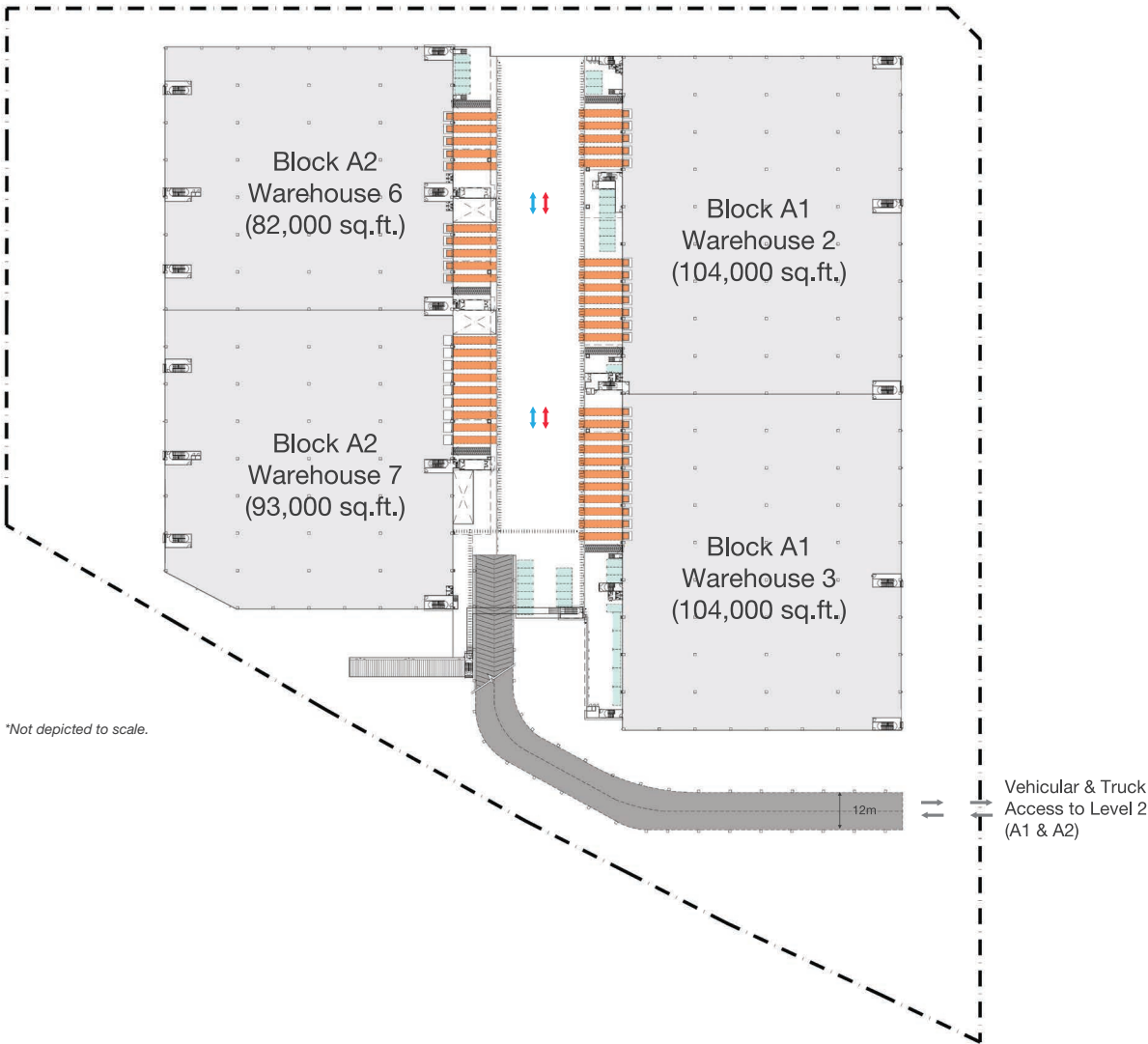


# LEVEL 2

Warehouse 2, 3, 6 & 7  
(approx. 383,000 sq.ft.)

Floor Loading	25kN/m <sup>2</sup> (2.5ton/m <sup>2</sup> )
Clear Racking Height	10.6m
Column Grid	23.0m x 12.0m
A1 - WH 2 Loading Bays	12 Bays
- WH 3 Loading Bays	11 Bays
A2 - WH 6 Loading Bays	10 Bays
- WH 7 Loading Bays	9 Bays

- LEGEND
- Ample Provision of Loading Bays
  - Outdoor Carpark
  - Light Vehicles
  - Heavy Vehicles

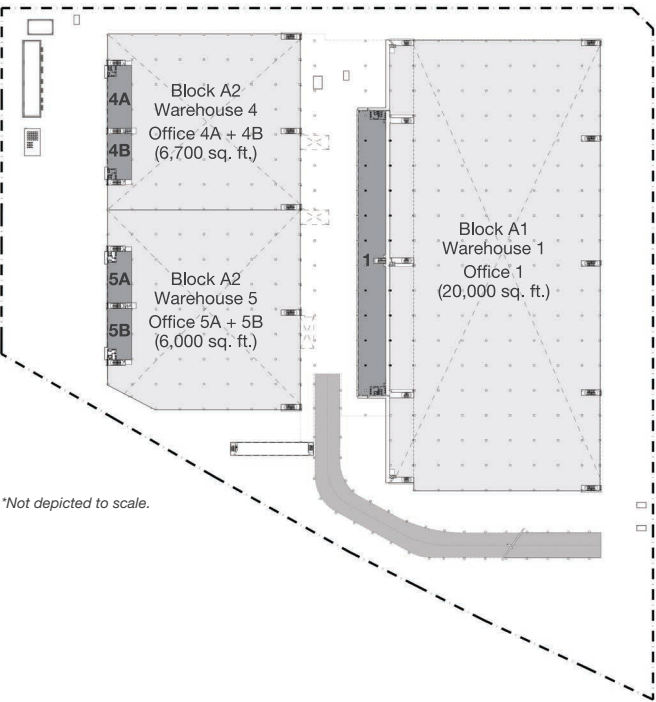




# MEZZANINE LEVELS

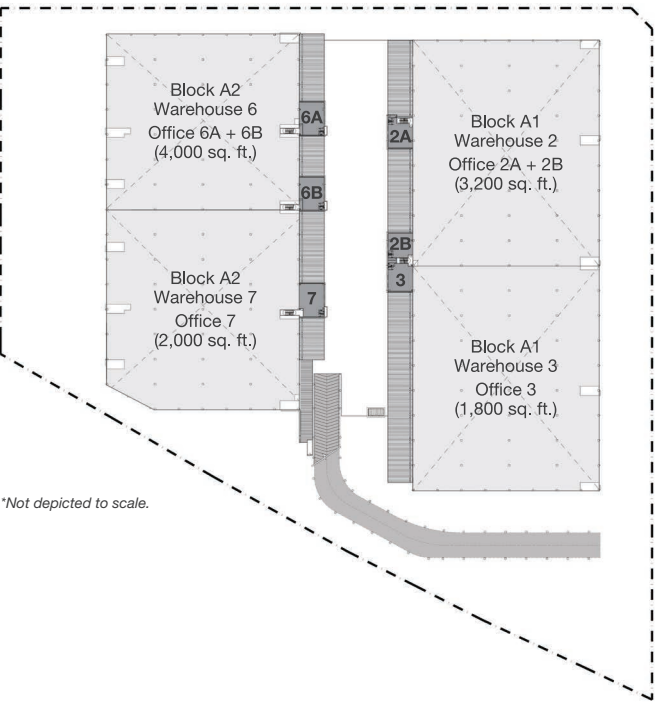
Level 1 (Mezzanine)  
- Approx. 32,700 sq.ft.

Floor Loading	3.5kN/m <sup>2</sup> (0.35ton/m <sup>2</sup> )
Height	4.65m



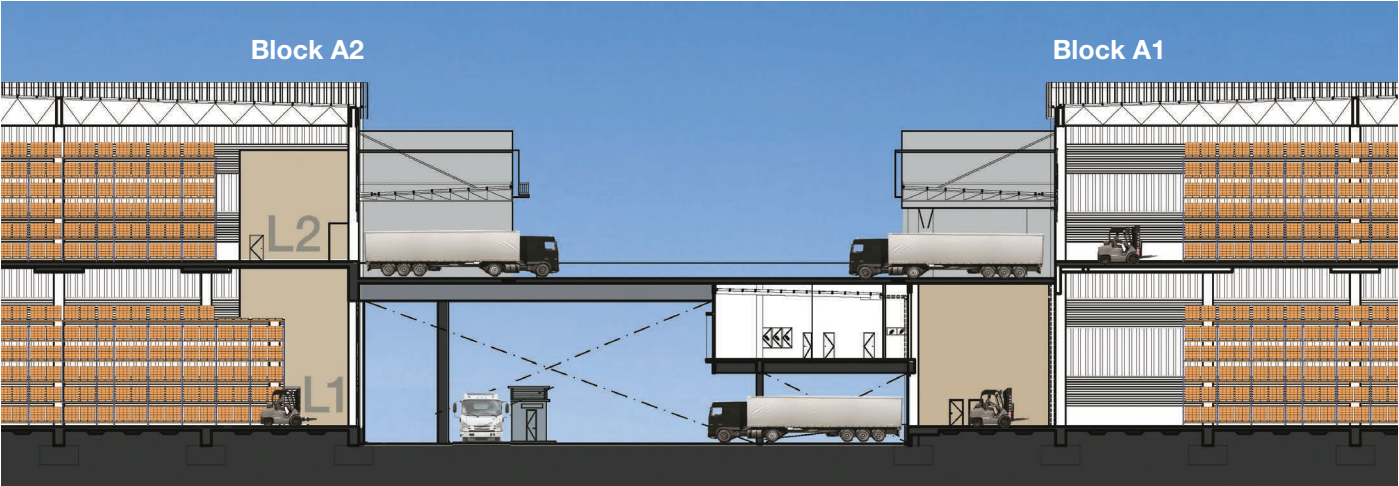
Level 2 (Mezzanine)  
- Approx. 11,000 sq.ft.

Floor Loading	3.5kN/m <sup>2</sup> (0.35ton/m <sup>2</sup> )
Height	3.5m



# BUILDING ELEVATION

Part section between Block A1 & A2.



# 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.



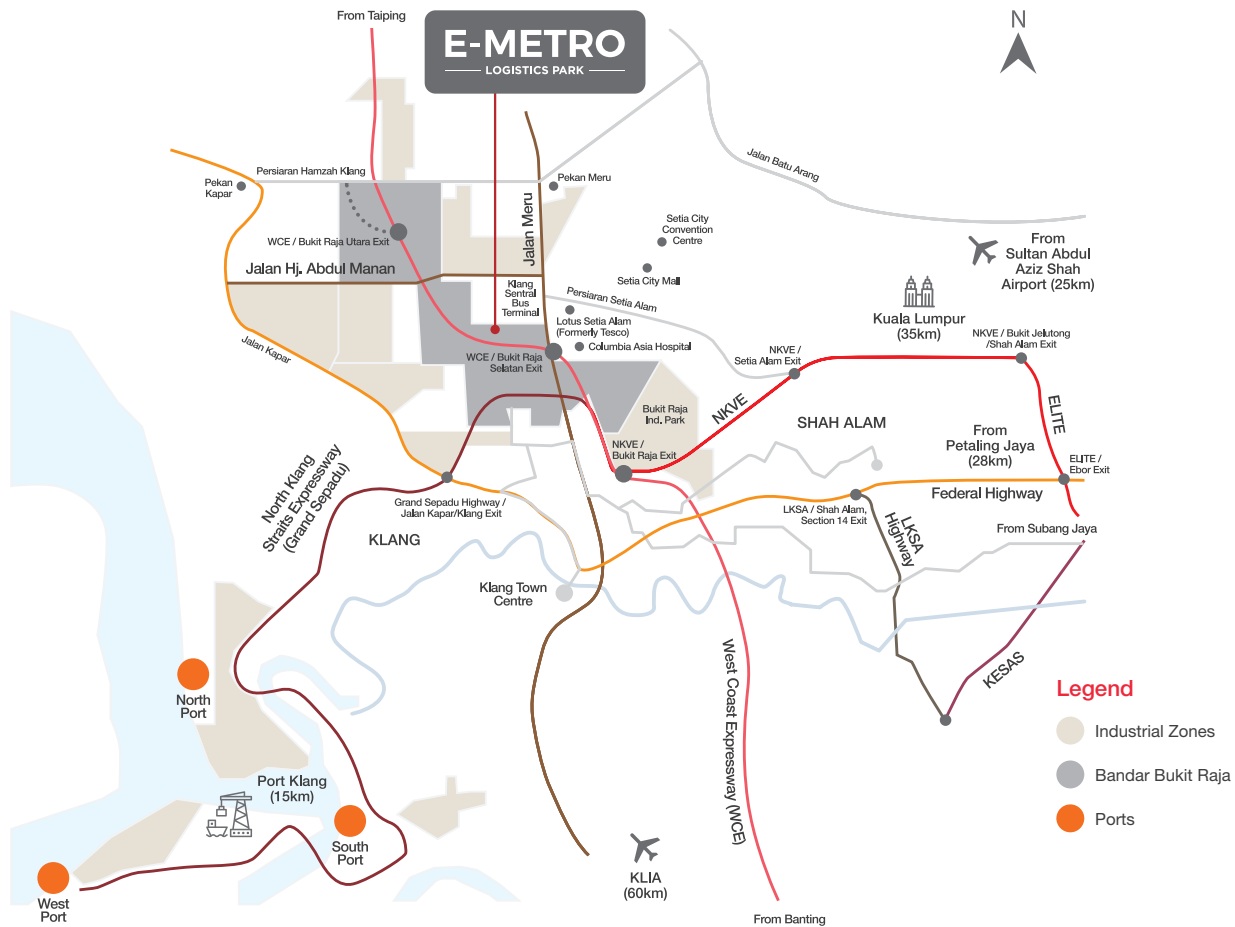
Conveniently accessible and connected to 4 major expressways.



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



International freighter flight connections via KLIA and Subang Airport.



**13km**  
To Shah Alam

**15km**  
To Port Klang

**25km**  
To Subang Airport

**28km**  
To Petaling Jaya

**35km**  
To Kuala Lumpur

**60km**  
To KLIA / KLIA 2



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E-Metro Logistics Park

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