



TIONG NAM

INDUSTRIAL PARK | TEBRAU III • JB

Premium Corporate Factories & Offices

A Name That Spells Continuous Success

Aspirasi Ternama Sdn Bhd, a member of Tiong Nam Properties Group of Companies is a reputable and trusted name in the property development industry, for successfully developing and offering premium quality properties in strategic locations.

With excellent financial and business track records, we have to date developed many prestigious and premium quality properties. Our track record holds true with many on-going, successfully completed and much sought after projects in the Klang Valley and Johor with an impressive Gross Development Value (GDV) of more than RM1 billion.

Now we are proud to bring you our latest commercial pride - **Tiong Nam Industrial Park, Tebrau III JB**.



Premium Corporate Factories & Offices



TIONG NAM INDUSTRIAL PARK • PJ



TIONG NAM INDUSTRIAL PARK • KEMPAS, JB

PROJECT BY THE GROUP OF COMPANIES



TIONG NAM INDUSTRIAL PARK • KEMPAS, JB



TIONG NAM INDUSTRIAL PARK • PJ



TIONG NAM INDUSTRIAL PARK • SHAH ALAM



ALAM PREMIER INDUSTRIAL PARK



Premium Corporate Factories & Offices

Premium Quality. Contemporary Design. Prime Location
3-Storey 4-in-1 Corporate Factory





A Whole New World

Tiong Nam Industrial Park, Tebrau III is the new premium corporate factory development located on the most coveted **FREEHOLD** land in Johor Bahru.

Spanning 30.46 acres, the project features 48 modern corporate three-storey factories with built-up areas ranging from 8,733 sq. ft. to 53,432 sq. ft. These include 24 cluster units, 14 semi-detached units and 10 detached units. Each enjoys the convenience of private car parks, ample loading capacity and a 30-foot high warehouse ceiling.

Stylishly designed and finished with top grade materials, these functional and spacious facilities will complement use as Corporate Offices, Showroom/Service Centres, Warehouses and Production facilities (4-in-1).





A Combination of Form and Function

Combining contemporary aesthetics with efficient and functional designs, businesses at Tiong Nam Industrial Park, Tebrau III, whether commercial or industrial, enjoy the prestige of this distinctive facade. Emphasis is placed on the functionality of each unit and as a result, each is equipped with 1.5 ton service lift, 3 phase 100 to 200 amp power supplies, motorized roller shutters and gates and CCTV with 24-hour security guards on patrol.

Form to complement this function includes the use of quality tiles, ironmongery, sanitary wares, floor hardeners, sturdy doors and premium wall finishes.

Thinking about your future, today

Intuitive design and innovative functionality makes managing your business extremely convenient. You enjoy:

- Seamless integration of your business with office, commercial and industrial usage under one roof. This reduces transportation costs, increases productivity and boost profitability.
- Contemporary designs that elevate your company's corporate profile, adding a sense of prestige.
- Incentives on your investment in the form of good rental returns and capital appreciation that will increase the value of your property in the future.



A Land of Opportunity

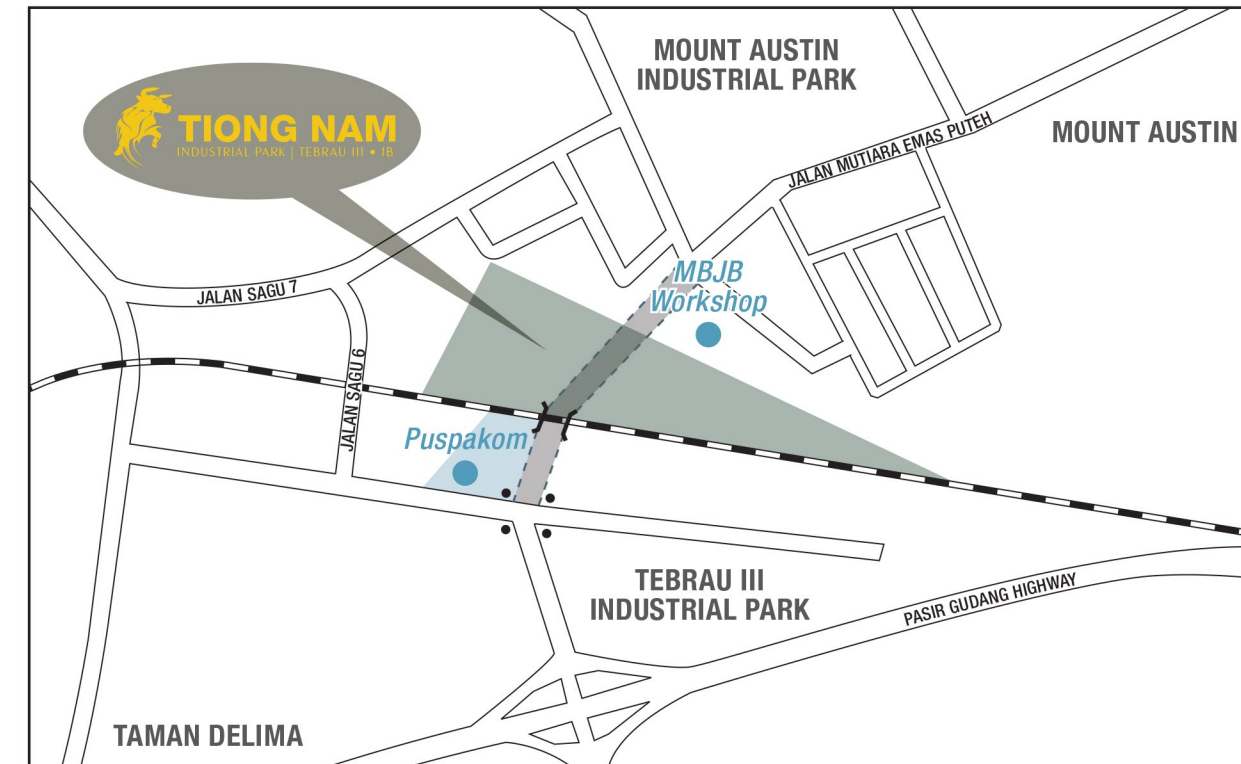
One of the most attractive features of the Tiong Nam Industrial Park, Tebrau III is its prime location with 3 major highlights:

Thriving neighborhood Sandwiched between the busy industrial and commercial estates of Mount Austin Industrial Park and Tebrau III, the new development is nestled in an area of excellent infrastructure and amenities, and is a great hunting ground for skilled workers.

Easy accessibility A coveted address for many businesses, it is easily accessible to and from most major highways including the Pasir Gudang Highway and the North-South Expressway.

Promising future The Iskandar Project is set to transform Southern Johor into a regional hub for the educational, healthcare, finance, tourism and most importantly, logistics industry. With such a promising future, this is the perfect investment opportunity for any business.





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• Developer: Aspirasi Ternama Sdn Bhd • Tenure of Land: Freehold • Total No. of Units: 48

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