



**13** EXCLUSIVE  
INDUSTRIAL LOTS

Development certified by :



# The Force for Dynamic Progression

Elevate your business to new heights within a community of forward-thinking industry leaders at Green Industrial Park (GRIP) Kota Puteri Crown City, where we guarantee high-yield investments aligned with international standards of sustainability. As part of our commitment to fostering growth and expansion, we proudly present 13 exclusive industrial lots, offering businesses ample opportunity to scale and thrive within our sustainable ecosystem.






GRIP KOTA PUTERI CROWN CITY  
**MASTERPLAN**

**Phase 1**  
OPEN FOR BOOKING  
DEVELOPMENT PERIOD  
2023 - 2027

**Phase 3**  
FUTURE DEVELOPMENT

**Phase 2**  
FUTURE DEVELOPMENT

-  Clubhouse & IPM Office
-  Water Feature Signature Ponds
-  Entrance Statement & Guard House



Clubhouse



Gated & Guarded



Well-Equipped Facilities



Recreational Area



Strategic Location



Within Greater Klang Valley Growth Corridor



Close Proximity to Seaport & Airport



Easy Accessibility



Dedicated Industrial Park Manager

PHASE 1 INDUSTRIAL LOT  
**OPEN FOR BOOKING**

**13**  
lots

Total Lot

**55**  
acres

Total Acreage



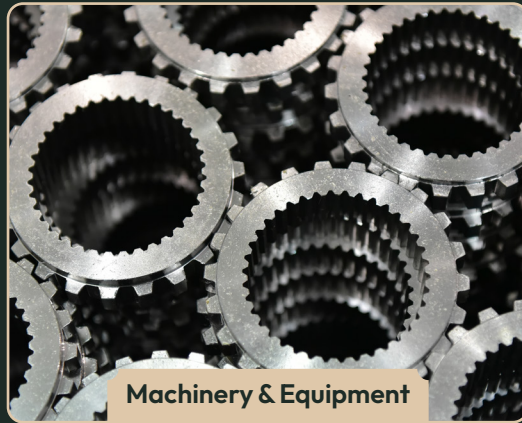
## Comprehensive Infrastructure to Promote A Greener Industrial Park

Road	<ul style="list-style-type: none"> <li>132' main access road &amp; 66' internal road.</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>Covered surface drainage &amp; low flood risk area</li> </ul>
Detention Pond	<ul style="list-style-type: none"> <li>Dual use storm water storage &amp; recreation</li> </ul>
Water Supply	<ul style="list-style-type: none"> <li>Water supply for light and medium industry with dedicated water tank</li> <li>Rainwater harvesting system (Semi-Detached Factory &amp; Clubhouse)</li> </ul>
Sewerage	<ul style="list-style-type: none"> <li>Centralised sewerage treatment system (STP)</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li>Solid waste management-by local authority</li> </ul>
Scheduled Waste	<ul style="list-style-type: none"> <li>Provided by park manager via special arrangement</li> </ul>
Power Supply	<ul style="list-style-type: none"> <li>19.8MW/ 22.0MVA</li> <li>Option to purchase renewable energy (RE) from service provider i.e Worldwide Holdings/ SIC (subject to availability)</li> <li>3 PPU, 4 SSU, 3 PE</li> </ul>
Street Lightings	<ul style="list-style-type: none"> <li>LED solar powered, smart lighting system</li> </ul>
Telecommunication	<ul style="list-style-type: none"> <li>Fiber optic, 4G &amp; 5G</li> <li>WiFi at Clubhouse</li> </ul>
Safety & Security	<ul style="list-style-type: none"> <li>24/7 main access control &amp; guard rounds</li> <li>CCTV monitoring &amp; Park Manager Emergency Respond Team</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>27 acres of thematic green area</li> </ul>
Commercial Centre	<ul style="list-style-type: none"> <li>Clubhouse with café, show gallery, co working space, meeting rooms &amp; 14 acres crown garden</li> <li>11 acres commercial plot &amp; petrol station</li> </ul>
Gas Supply	<ul style="list-style-type: none"> <li>Available GAS Malaysia take off supply from Jalan Kuala Selangor B54</li> </ul>

# Attracting Foreign and Local Industry Players in All Industry Alike



Food & Beverages



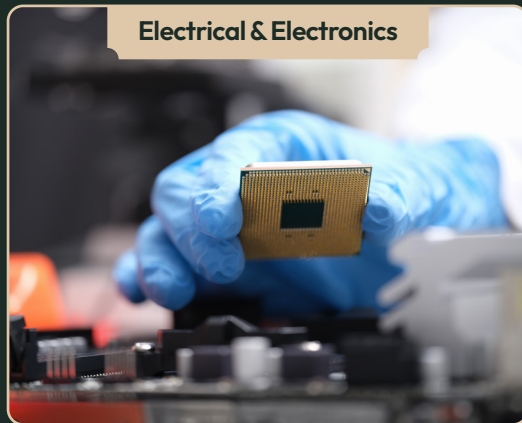
Machinery & Equipment



Automotive



Logistics



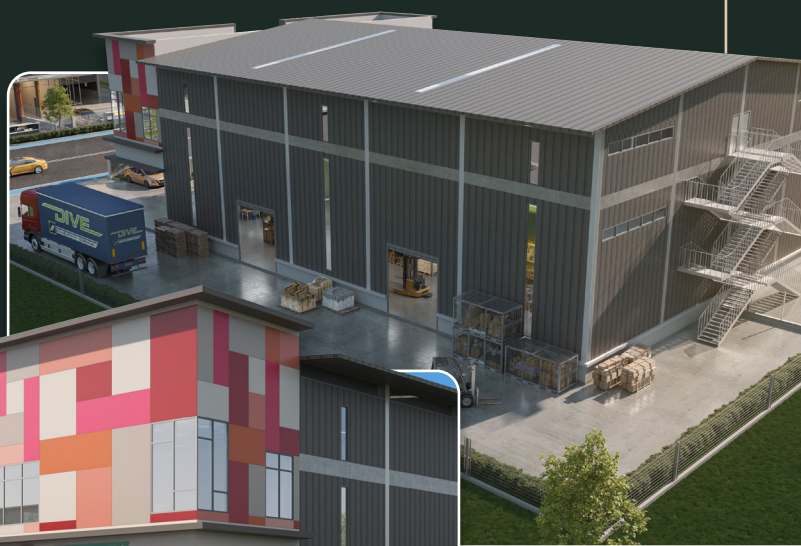
Electrical & Electronics



Life Sciences

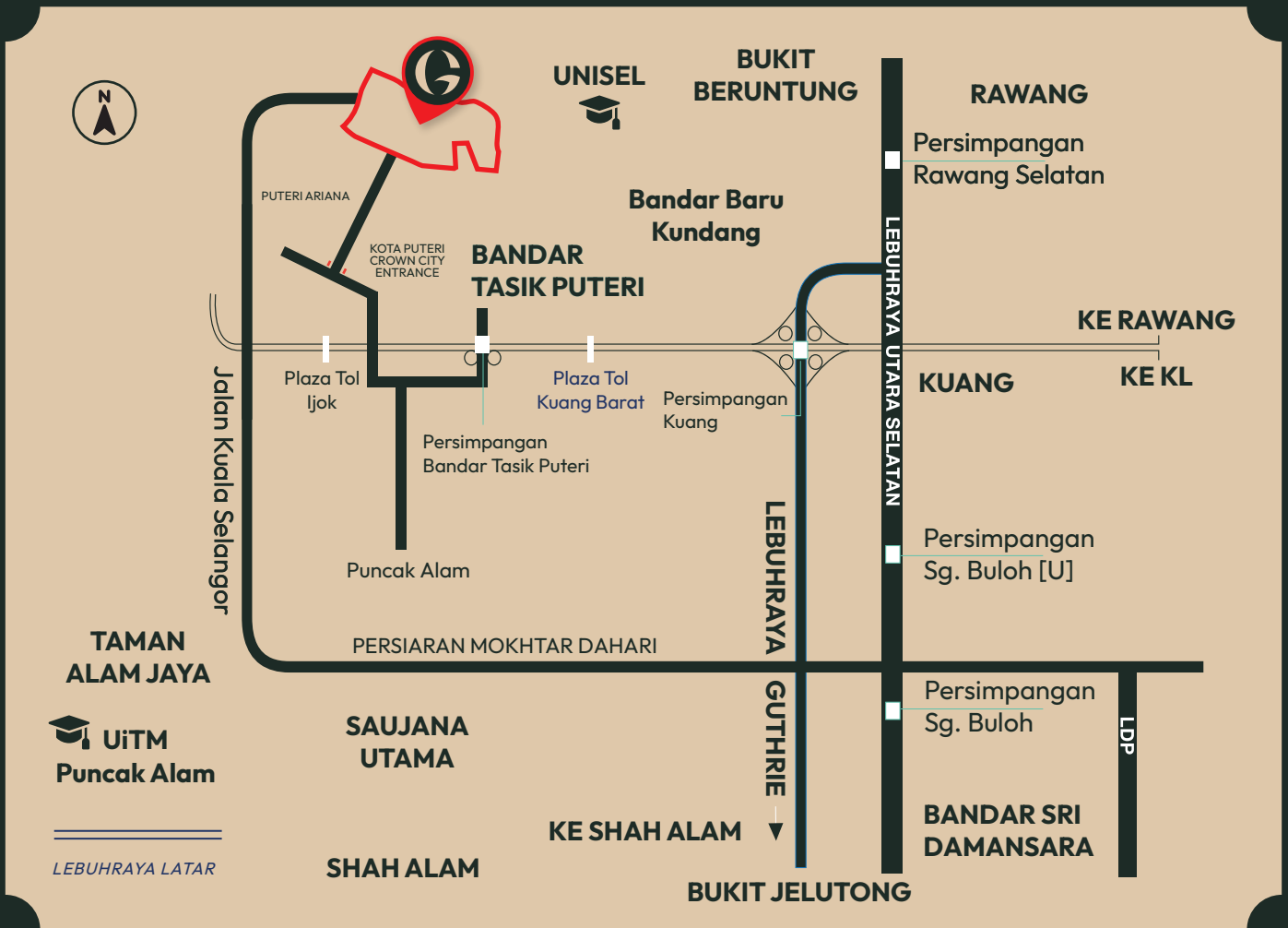
**52 UNITS**  
From 70' X 200'

PHASE 1 SEMI-D FACTORY  
**COMING SOON**



# A Corridor of Elevated Accessibility

GRIP Kota Puteri Crown City is strategically positioned at a gateway of accessibility, offering convenient access to major transportation routes, key resources and local market.



Connectivity via Road

LATAR 19km

GCE 35km

PLUS 25km

WCE 23km



Connectivity via Sea

Westport 65km

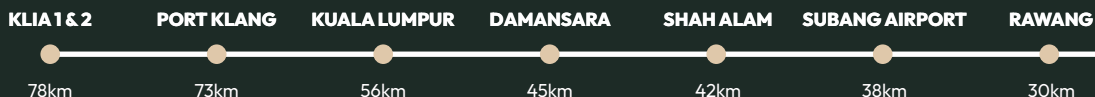
Northport 45km



Connectivity via Air

KLIA1/KLIA2 78km

Subang Airport 38km



010-928 0187  
03 5022 0188



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