



SUCCESS. THE NEXT LEVEL.



Another prestigious project by:

suntrack
Building with passion



MOVING UP

Located in Bangi Industrial Park and just off the KL-Seremban Highway, Suntrack Hub is a series of corporate warehouses that fuse smart design, real-world practicality and modern facilities to set your business apart. Highly in demand, these signature industrial showrooms are a step above when it comes to growing your corporate brand and image.

Boasting 42 cutting edge units, each comes with professional office space, sleek showroom and a heavy-duty warehouse rolled into one. They sit on a spacious compound that's cleverly designed to maximise efficiency while still impressing the eye. As you join other multi-national corporations in the vicinity, take your business to the next level with Suntrack Hub @ Bangi. A place that is primed to be the heart of your business.

SUNTRACK HUB @ BANGI SIGNATURE INDUSTRIAL SHOWROOMS



STRATEGICALLY POSITIONED FOR BUSINESS

Set in the master planned industrial park of Bangi, Suntrack Hub sits among industrial giants such as Sony, Denso and Hitachi. Its established location allows for easy recognition and a large, ready labour force from nearby towns.

Satellite image
of Bangi





WE'RE HERE
SUNTRACK
HUB
@ BANGI
SIGNATURE INDUSTRIAL
SHOWROOMS

BANGI
TOLL

CONVENIENTLY LOCATED

Just off the highway, Suntrack Hub @ Bangi is simply three left turns from the Bangi toll, offering a world of convenience with direct access to the North South Expressway.

BETTER BUSINESS OUTLOOK

Designed by award winning architect Leong Yew Kooi, Suntrack Hub @ Bangi is made to please the eye yet offer a truly functional place to conduct business. Each three-storey unit comes with a high-glassed showroom and sleek offices in the front while the back is specially designed to store goods or transformed into a factory.

MAXIMUM ACCESSIBILITY

Suntrack Hub @ Bangi is built around an efficient horseshoe design with separate entrances to guarantee easy access and maneuverability for large trailers and trucks.



SECURE ASSETS

Your business will be located in a safe environment with a guardhouse and 24-hour security with CCTV cameras.



GREEN SAVINGS

Going green saves costs and the planet. Natural rainwater harvesting on every unit provides you with a free supply of water for watering plants and cleaning.



NATURAL BUSINESS ENVIRONMENT

Clever use of windows and roof openings ensure each unit enjoys maximum natural lighting and ventilation in the office and warehouse. A reflective insulated metal decking roof serves to reduce heat gain on the building. Also, all units are built with a north-south orientation to avoid direct sunlight.



OPTIMUM SPACE FOR GROWTH

No space is wasted when it comes to our double void warehouses. Maximise storage space with a column-free and squarish layout, high floor loading strength for tall storage racks and super wide mullion-free motorised roller shutters that guarantee excellent maneuverability.



PRACTICALITY PERFECTED

No place of business is complete without a wide selection of amenities. You'll find everything you need from covered parking lots to his and hers surau rooms at Suntrack Hub.



BIGGER RETURNS

Demand for corporate industrial SME premises have risen over the years but supply has been slow to catch up. With this acute shortage in mind, Suntrack Hub @ Bangi represents a fundamental investment for both SMEs and investors. Owners can expect quick property appreciation and rental returns as the demand gap is filled in.



A CENTRE OF BUSINESS

SUNTRACK HUB @ BANGI DEVELOPMENT BRIEF

42 units of Three Storey Semi-detached Factories
Project Site Area: 11.9 acres

Individual Leasehold Title

	Intermediate Lot Size	Built-up Area
Type A	65 x 132 ft	5,579 sq ft
Type B	65 x 132 ft	5,522 sq ft
Type C	60 x 137 ft	5,128 sq ft

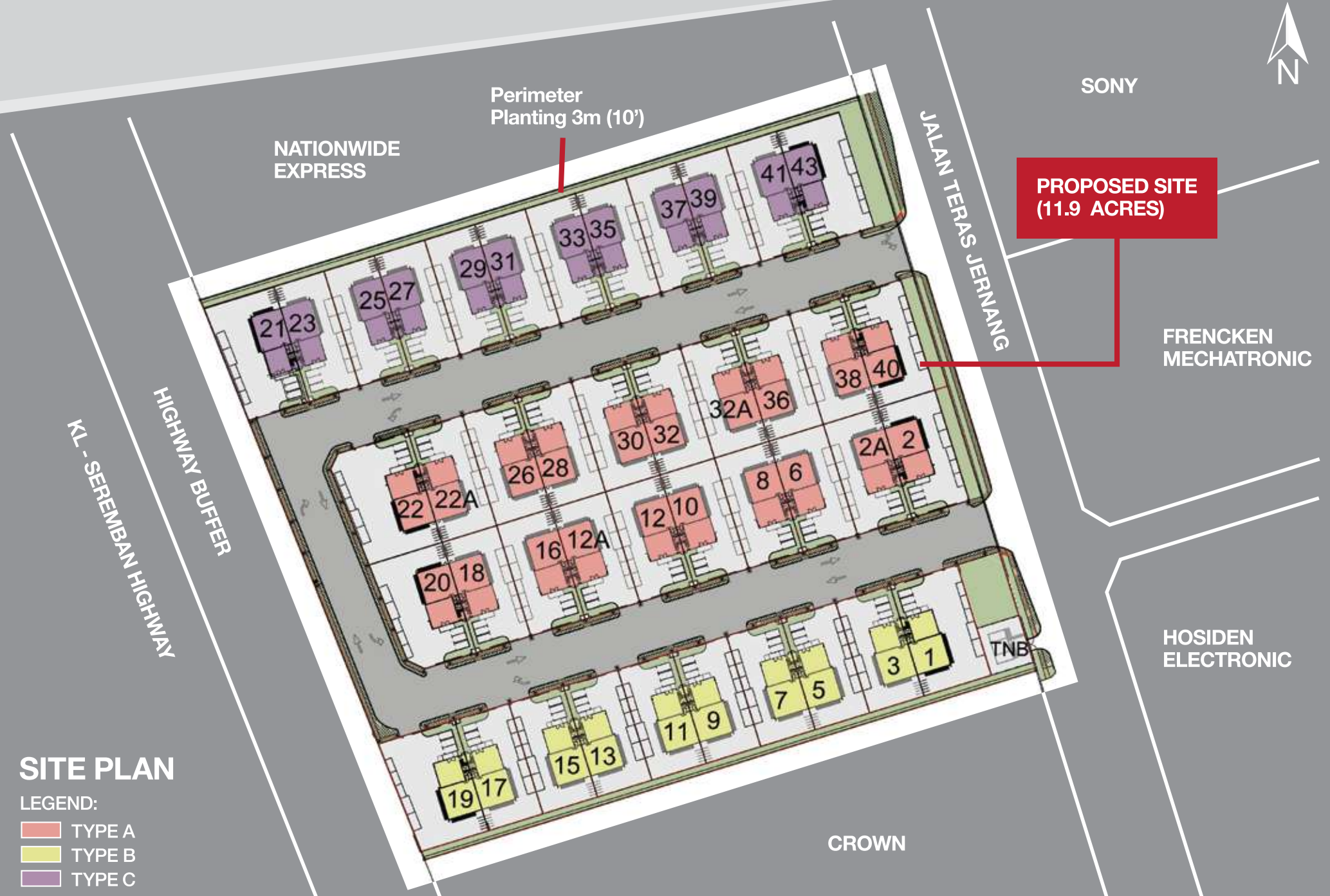
SECURITIES AND MAINTENANCE

Security patrolling and maintenance of guardhouse are at the cost of the purchasers by way of monthly maintenance charges. Guardhouse maintenance and security patrolling will be carried out initially by the developer and to be eventually handed over to the purchasers' joint association or company. Purchasers are required to sign a Deed of Mutual Covenant (DMC) with the Developer and purchasers' joint association or company.

SITE PLAN

LEGEND:

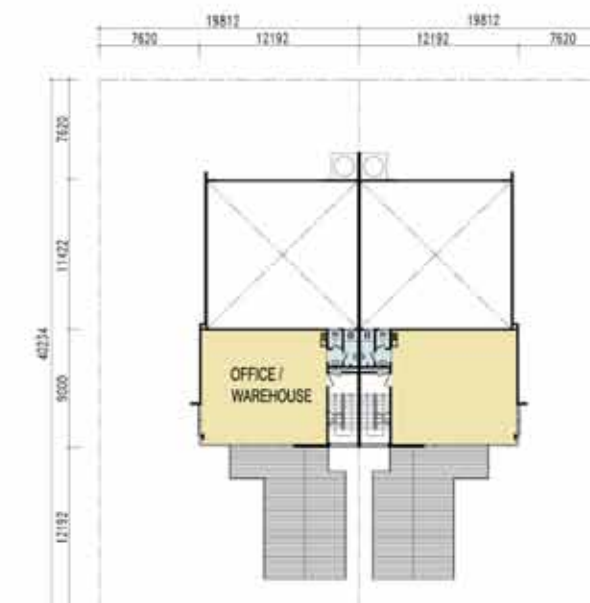
- TYPE A
- TYPE B
- TYPE C



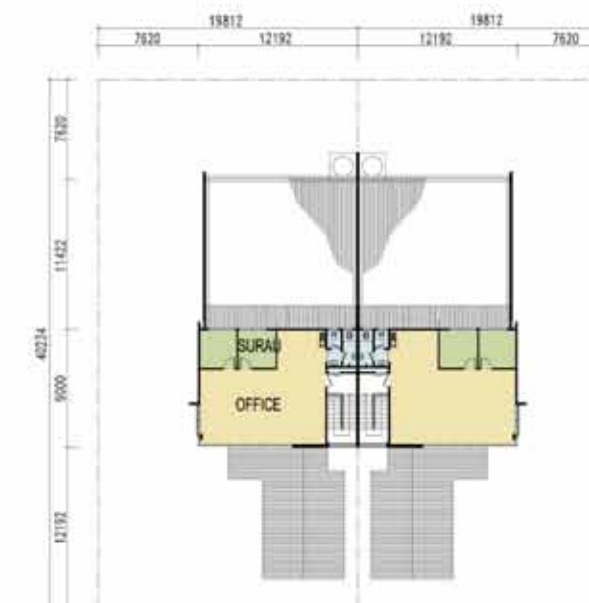
A PLAN TO IMPRESS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Intermediate Lot Size: 65 x 132 ft (Area 8,580 sq ft)
Built-up Area: 5,579 sq ft

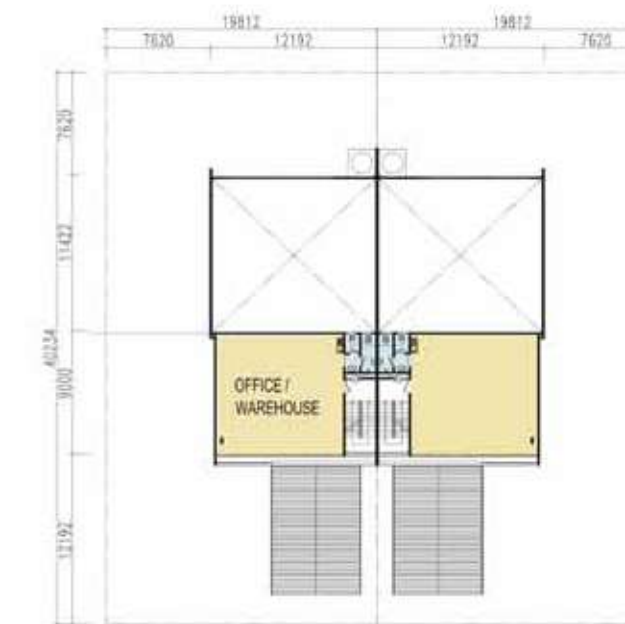
TYPE A
FLOOR PLANS

ENGAGE

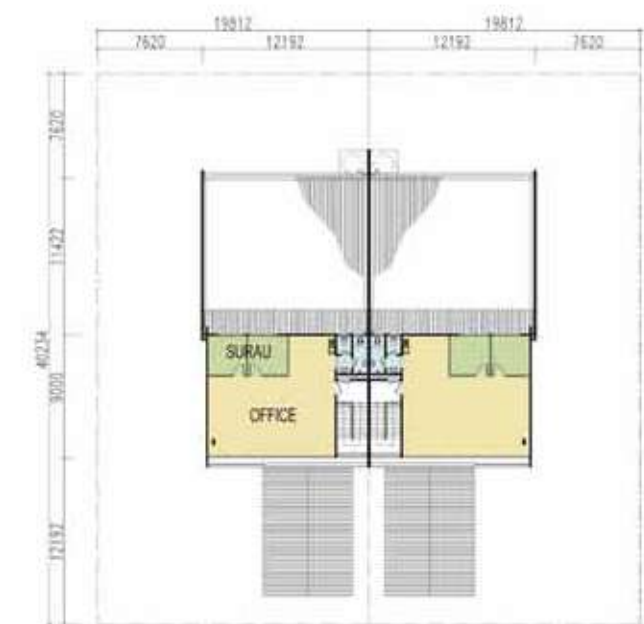
A WORLD OF OPPORTUNITIES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Intermediate Lot Size: 65 x 132 ft (Area 8,580 sq ft)
Built-up Area: 5,522 sq ft

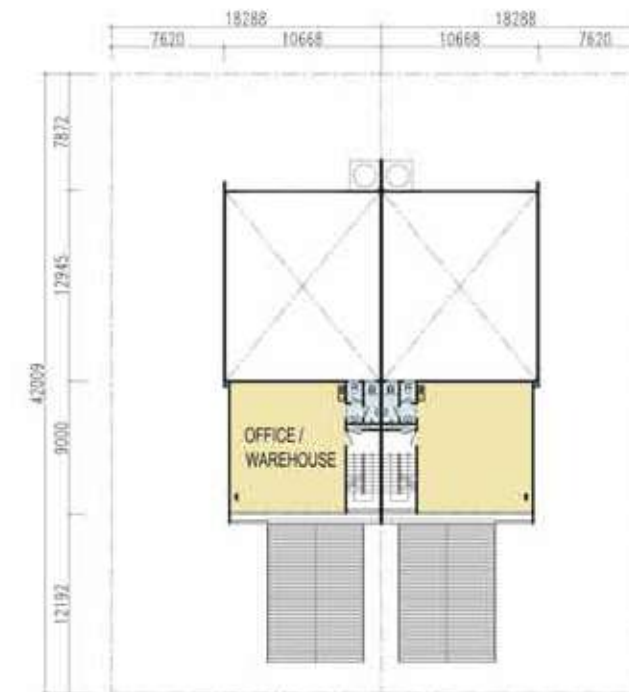
TYPE B
FLOOR PLANS

EXPLORE

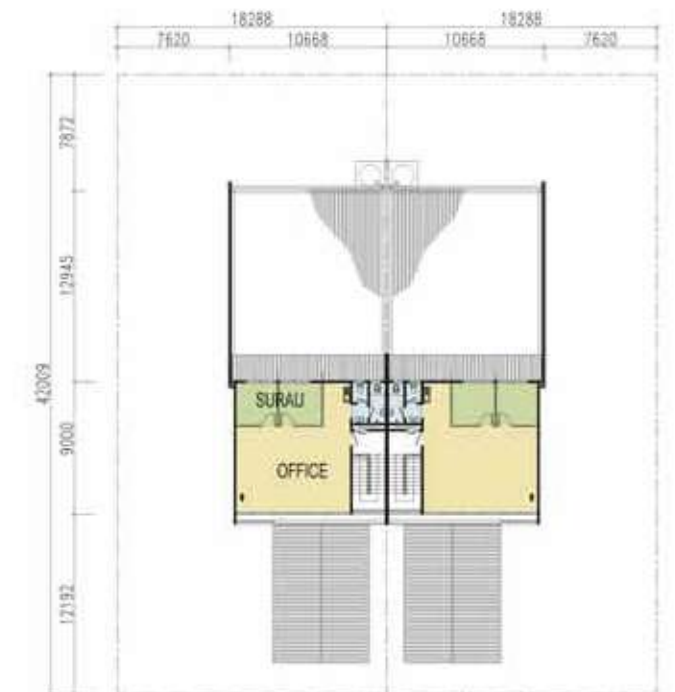
A NEW LEVEL OF SOPHISTICATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Intermediate Lot Size: 60 x 137 ft (Area 8,220 sq ft)
Built-up Area: 5,128 sq ft

TYPE C
FLOOR PLANS



FEATURES

- 01 Windows for natural lighting and ventilation for warehouse
- 02 Super wide mullion-free motorised roller shutter
- 03 Reflective insulated metal deck roof to reduce heat gain
- 04 High ceiling for maximum rack space
- 05 High floor loading designed for storage racks
- 06 Roof opening for natural ventilation
- 07 Space for ceiling mounted air conditioners
- 08 Full glass façade for the modern corporate image
- 09 Specially designed first floor to also support storage load
- 10 Large refuse chamber
- 11 Landscape area for beautification of business premises

ALL-IN-ONE BUSINESS PREMISES

- A Warehouse/Production
- B Surau
- C Boardroom
- D Pantry
- E Office
- F Showroom
- G Covered carpark for executives

A SHOWROOM
THAT WORKS HARDER

EFFICIENCY

FROM FRONT TO BACK

- 01 Covered drains to maximise space
- 02 Concrete driveway for easy maintenance
- 03 Easy accessibility and wide space for loading
- 04 Gently sloping ramps for fork lifts
- 05 Reflective metal claddings to reduce heat
- 06 Super wide mullion-free motorised roller shutter
- 07 Windows for natural light and ventilation
- 08 Rainwater harvesting tank for rainwater supply
- 09 Employee access
- 10 Brick wall fence



EVERYTHING YOU NEED TO KNOW

SPECIFICATIONS FOR SUNTRACK HUB @ BANGI

STRUCTURE

Reinforced concrete framework

WALL

Cement Sand Brick

WALL FINISHES

Bathrooms	Ceramic tiles up to ceiling height
Interior Area	Cement sand plastering
External Area	Cement sand plastering Metal Claddings
Interior paint	Emulsion paint
Exterior paint	Weather durable paint

ROOF

Metal Deck Roof
Reinforced concrete slab for flat roof

CEILING

Suspended ceiling
Skim coat

WINDOWS

Aluminium window frames with glass

DOORS

Entrance	Aluminium frame glass door Fire rated door with mild steel door frame
Toilets	Plywood door with mild steel door frame

IRONMONGERY

Stainless steel locksets and hinges

FLOOR FINISHES

Office and factory area	Power Float Concrete Surface
Toilets	Homogenous tiles
Staircase	Homogenous tiles
Driveway	Concrete surface

PLUMBING AND SANITARY

Squat pan, urinal, shower hose, hand bidet and tap	3 sets
Water closet, wash basin, basin taps and hand bidet	3 sets
Tap to refuse chamber	1 no
Tap to factory area	1 no
Rainwater harversting with taps	1 set

ELECTRICITY SUPPLY

100Amp 3-Phase Underground

ELECTRICAL POINTS

For All Types

Lighting Point	61 nos
Power Point (13A)	34 nos
Power Point (for motorised roller shutter)	2 nos
Ceiling Fan Point	2 nos
Air Conditioner Point	6 nos
Telephone Outlet	3 nos
Door Bell Push Button	1 no
Autogate Power Point	1 no
Toilet Exhaust Fan	2 sets

SPECIFICATIONS FOR FLOOR LOADING

Driveway within compound	10kN/m2 for heavy trucks
Ground floor warehouse	10kN/m2 to allow for tall storage racks
Ground floor showroom	5kN/m2 for storage load
First floor	5kN/m2 for storage load
Second floor	2.5kN/m2 for office space

OTHER FEATURES

1. Practical M&E riser shaft from ground floor to roof for ease of future installation and maintenance of air cond, telecommunications, electricity trunking, etc.
2. Allocated space for installation of air cond compressor on the roof for better ventilation and for retaining a professional facade.
3. Properly designed maintenance access to roof.
4. Large refuse chamber for efficient rubbish disposal.
5. Telecommunication and electricity utilities are underground.
6. Telecommunication utilities are designed for future installation of HSBB (High Speed Broadband) by Telekom Malaysia Bhd.



FINDING SUNTRACK HUB @ BANGI

Lot PT 11422, Jalan Teras Jernang,
Bandar Baru Bangi, Selangor.
GPS 2°56'10"N 101°45'27"E

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Bloomberg Asia Pacific Property Award
Winning Developer for Summerglades, Cyberjaya

Suntrack Development Sdn Bhd (665318-M)
1st Floor, Pipit Block, Cyberview Garden Office,
Persiaran Multimedia, 63000 Cyberjaya,
Selangor.



Disclaimer:

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Summerglades
by Suntrack Development
Sdn Bhd

2011