AERO

INDUSTRIAL HUB

AT NILAI 3

FACTORY & WAREHOUSE

FREEHOLD

Unfold New Horizons With Us

Modern Facade, Practical Design

Subdivided with Titles

AERO Industrial Hub is located at the heart of the industrial park at Nilai 3 with extensive frontage to the main road. The development aligns with the rapid growth of Nilai's industrial and commercial sectors, making it ideal for business owners and investors. Designed to meet the needs of modern industries, we offer a seamless blend of functionality and technology.



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Limitless Possibilities

Elevate and Grow Your Business

With limited lots available, each unit offers a great potential for customization. Boasting double-height ceilings and a mezzanine level, the hub allows for an ideal setting for your operations, ensuring ample space and efficiency. Streamline your logistics and operations effortlessly with Aero Industrial Hub.

Prime Opportunity

- Unique 70 quality lots
- Strategic Location
- Open plan design versatile for showcasing, production, warehousing and storage
- Main road frontage and access

Versatile Spaces

- Open plan layout provide flexibility
- Ease of loading and unloading
- Double-height ceilings with mezzanine level

Strategic Location

- Direct access from Elite Highway, PLUS Highway, and LEKAS Highway
- Connectivity to major public amenities
- Excellent visibility with street frontage



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Unlock Your Business Potential

Experience infinite possibilities with our large floor plates – AERO Industrial Hub offers vast and open spaces designed to accommodate your unique business needs. The generous floor areas provide flexibility or various layout design and operations, allowing you to create a workspace that aligns with your vision.

Loading & Unloading

5m high roller shutters at the rear of the unit

Two-Way Backlane

Wide backlane for ease of loading and unloading purposes

Upwards of 8m High Ceiling

Double-storey height allows for high racking systems and large operation requirements

Multiple Access

Private staircase and high roller shutters for every unit

Mezzanine Level

Fitting for various usage with its own toilet to suit any business needs

Large Glazing

Glazed facade provide natural lighting and ventilation



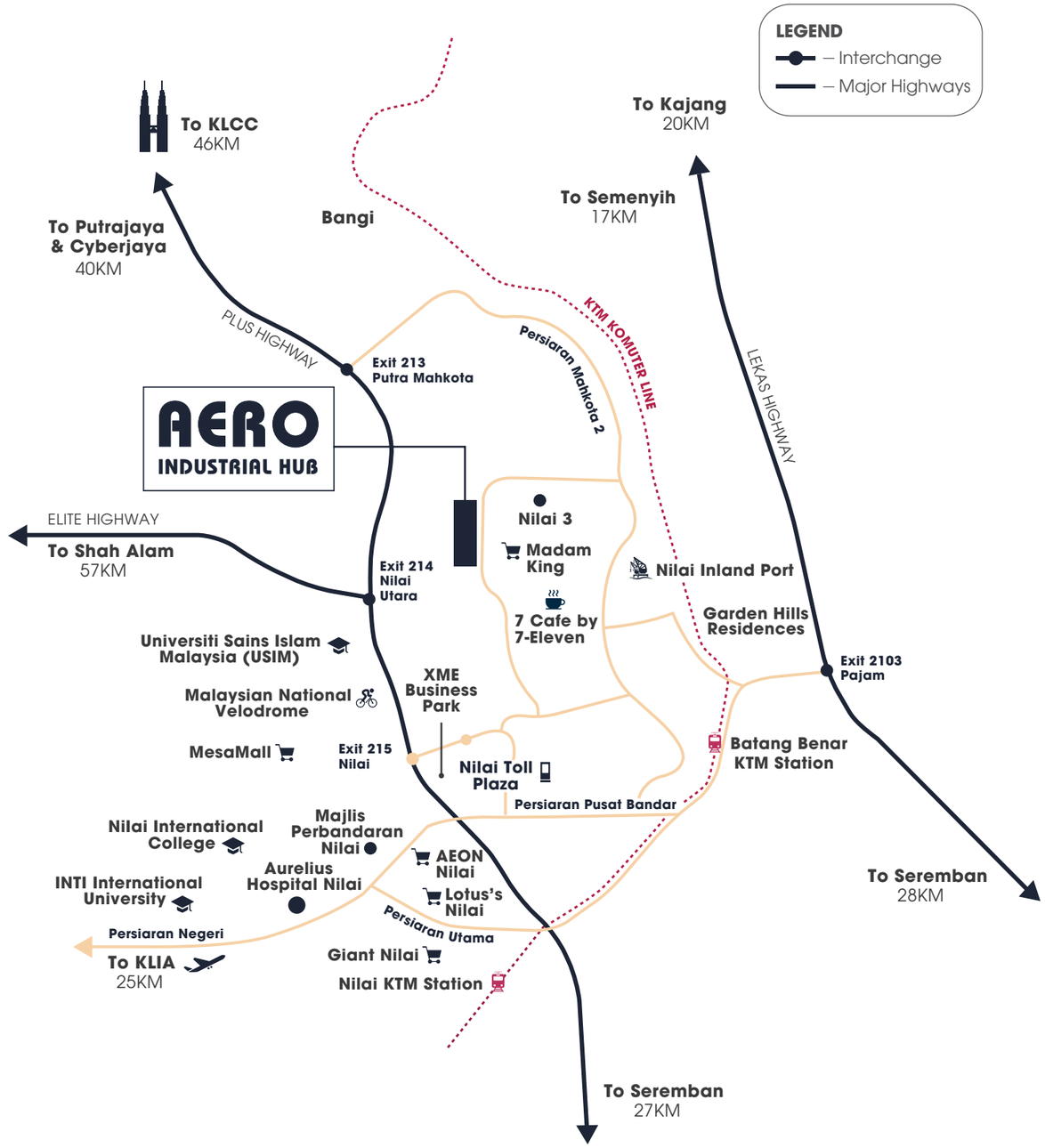
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LOCATION MAP

KLIA
(25km)

KLCC
(46km)

Port Dickson
(50km)

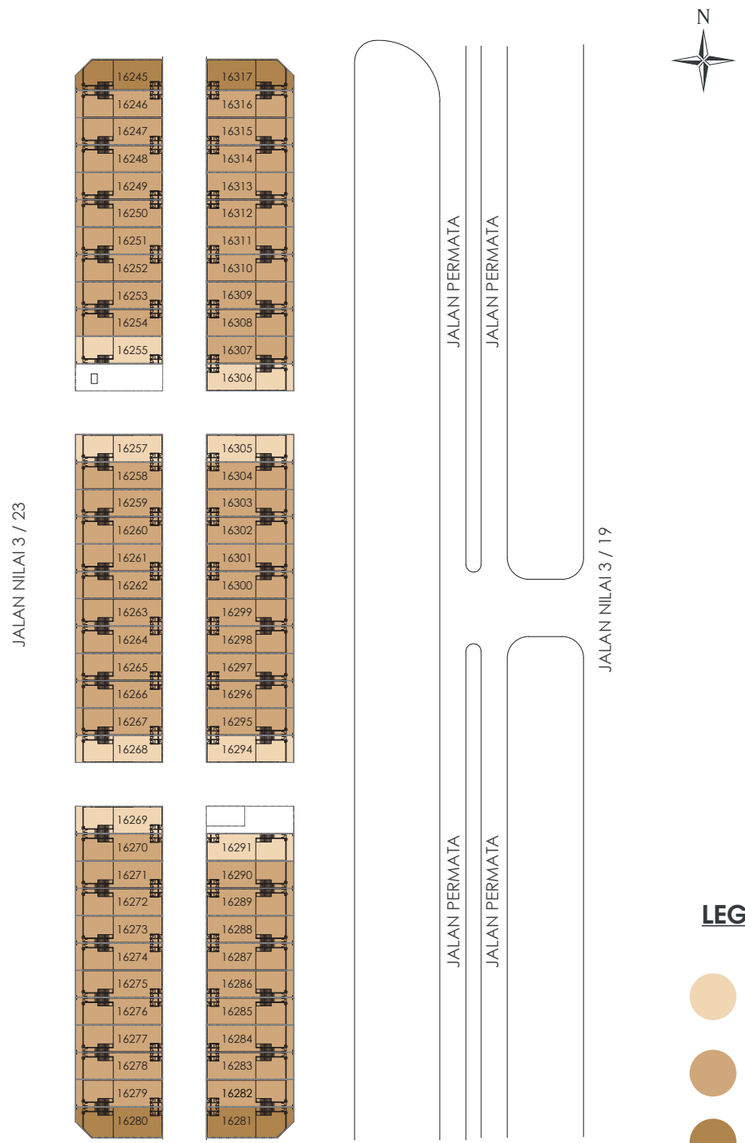




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MASTER PLAN

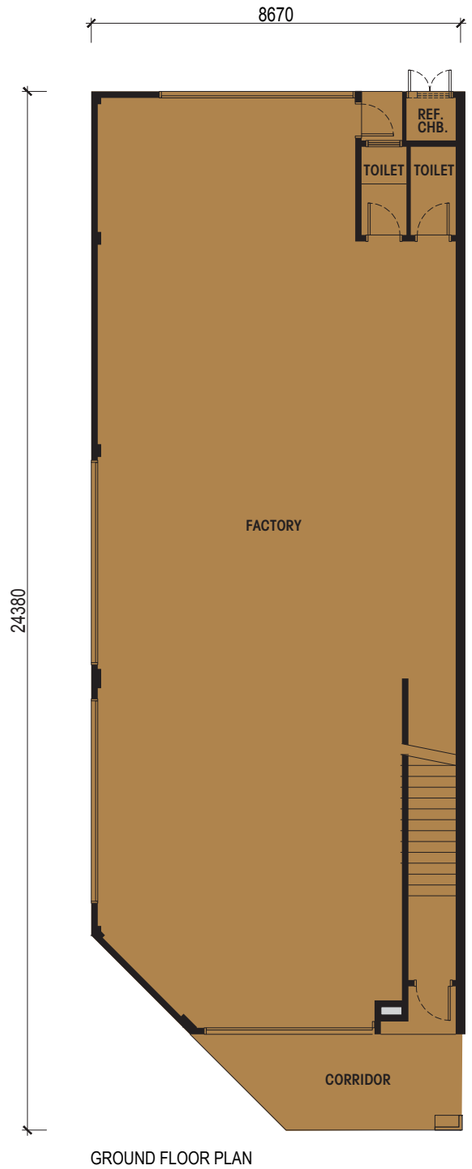


LEGEND

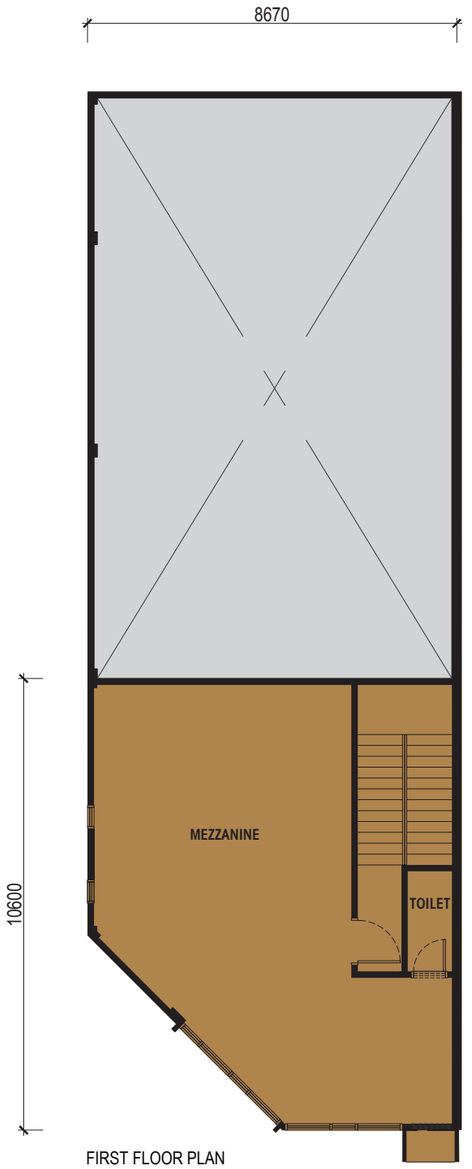
- END LOT
- INTERMEDIATE LOT
- CORNER LOT

TYPE **A**

CORNER LOT



GROUND FLOOR PLAN



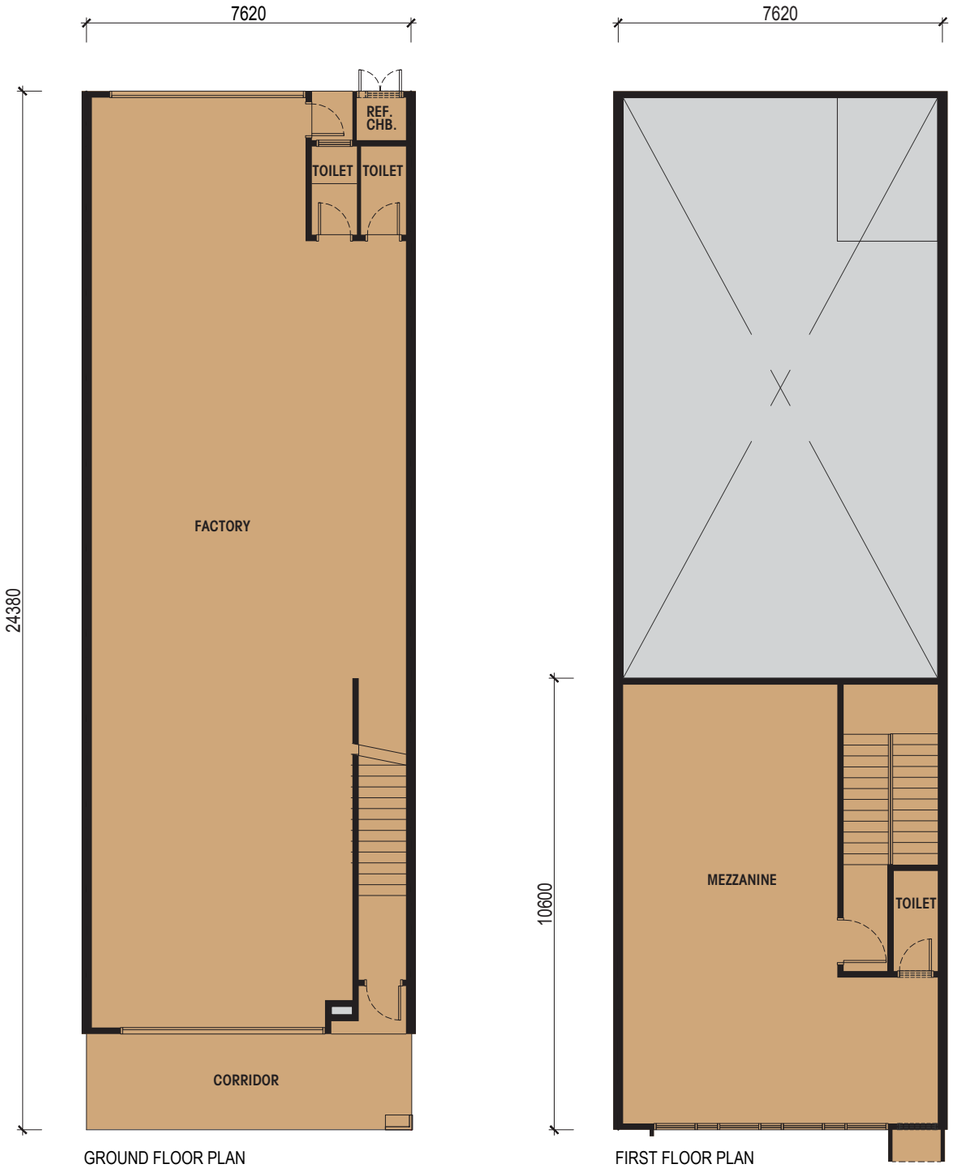
FIRST FLOOR PLAN

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TYPE B

INTERMEDIATE LOT



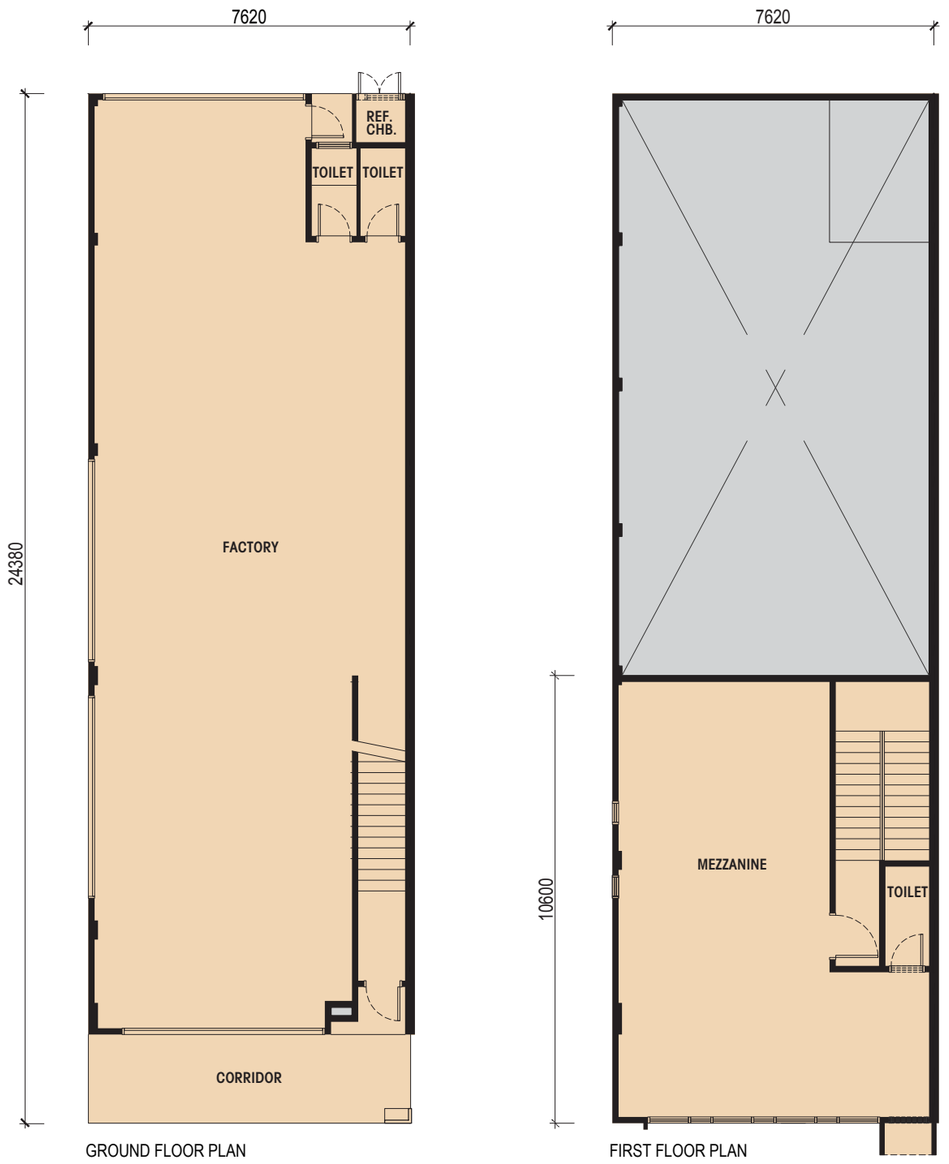
GROUND FLOOR PLAN

FIRST FLOOR PLAN

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TYPE C

END LOT



GROUND FLOOR PLAN

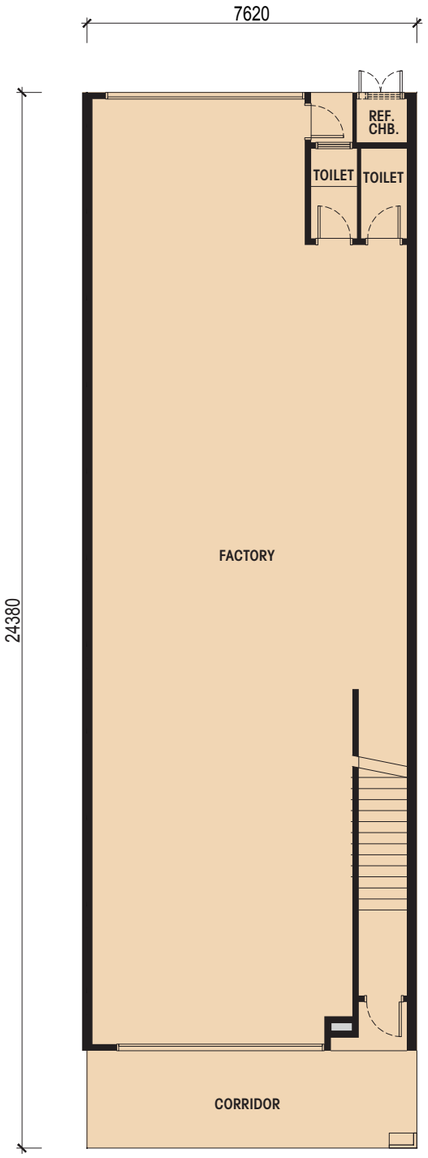
FIRST FLOOR PLAN

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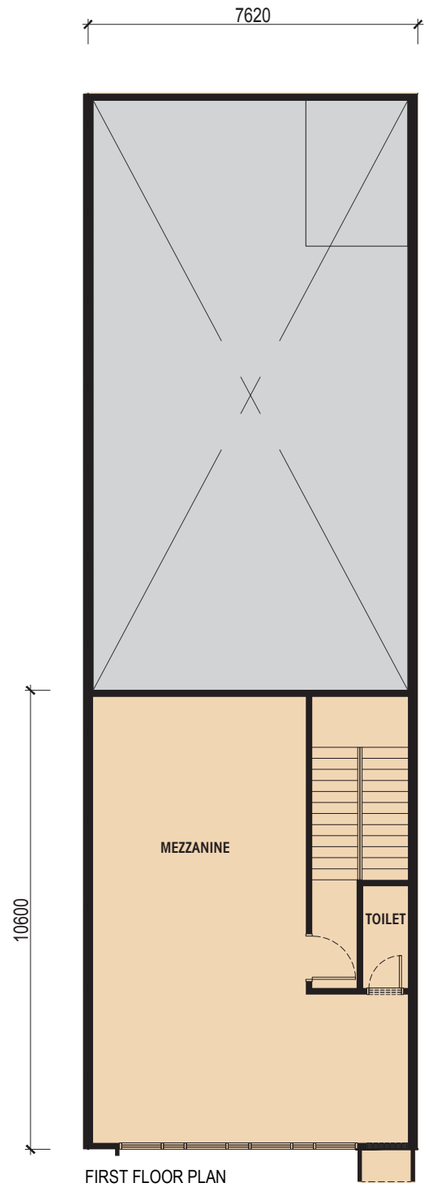
TYPE

C1

END LOT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATION

STRUCTURE	:	Reinforced Concrete	
WALL	:	Concrete / Masonry	
ROOFING COVERING	:	Metal Roof	
CEILING	:	Refer to SPA	
WINDOWS	:	Aluminium Frame	
DOORS	:	Main Entrance and Rear Door	: Roller Shutter
		Main Entrance - First Floor	: Fire Rated Door
		Toilet	: PVC Doors
		Staircase	: Ms Grille
IRONMONGERY	:	Quality Lockset	
WALL FINISHES	:	Toilet	: Tiles up to 2.4m height
		Refuse Chamber	: Tiles up to 1.5m height
		Others	: Paint and Plaster
FLOOR FINISHES	:	Common Corridor	: Power Float
		Ground Floor	: Power Float
		First Floor	: Cement Render
		Staircase	: Cement Render
		Toilet	: Tiles
		Refuse Chamber	: Tiles

			Corner / End	Intermediate
SANITARY AND PLUMBING FITTINGS	:	Water Closet	2	2
		Squat Pan	1	1
		Wash Basin	3	3
ELECTRICAL INSTALLATION	:	Light Points	16	16
		Power Points	11	9
		Ceiling Fan Points	0	0
		Air-Cond Points	2	2
		Fibre Wall Socket	1	1

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BARISAN SYUKUR (M) SDN. BHD.

Sales Office: 150, Lorong P/AM 1/1 Arab Malaysian Industrial Park, 71800 Nilai, NSDK

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