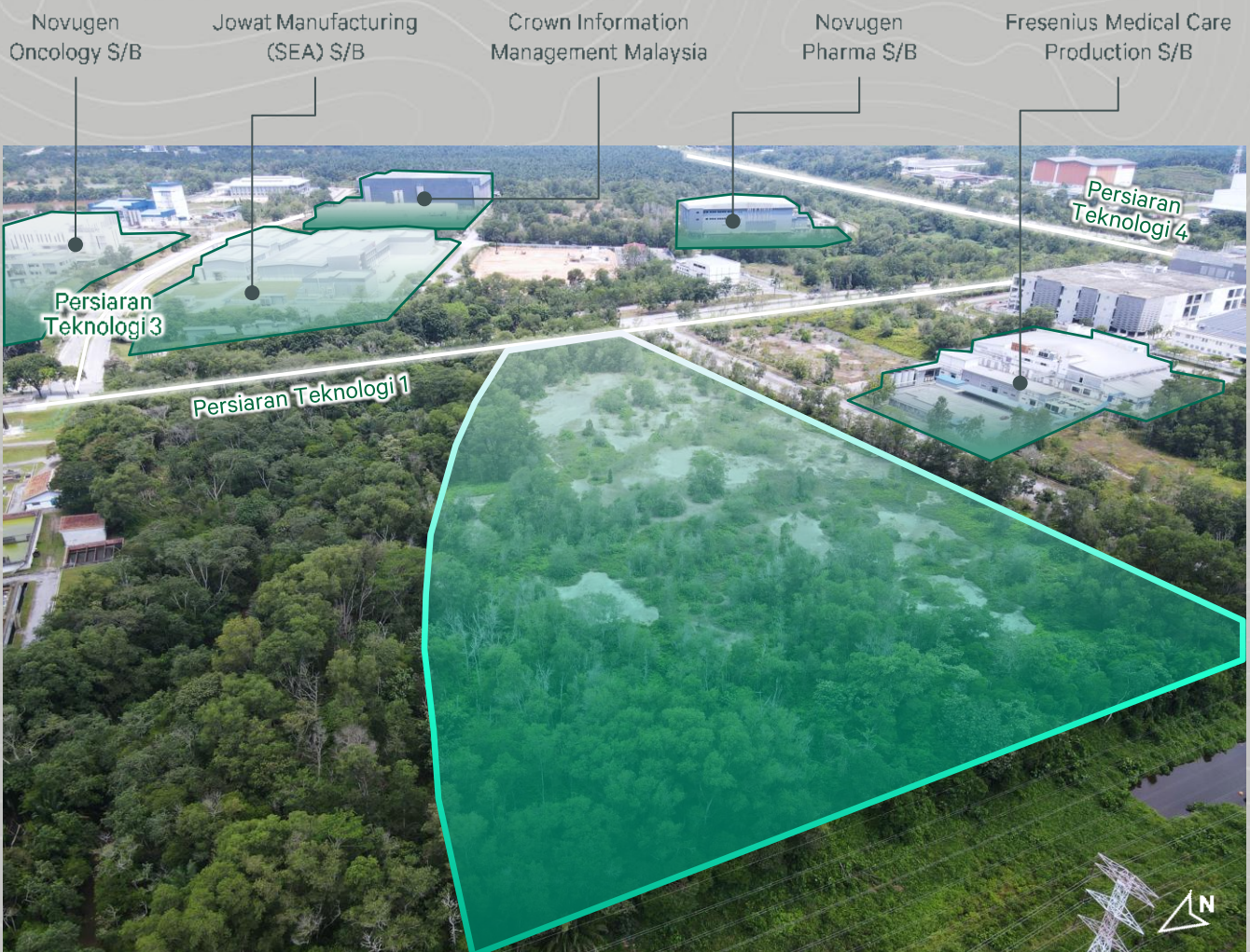


For Sale

Exclusive Marketing Agent

≈ **15.23** ACRE

**PRIME INDUSTRIAL DEVELOPMENT LAND  
BANDAR BARU ENSTEK, NEGERI SEMBILAN, MALAYSIA**



*\*Note: The picture and demarcation above is for illustrative purposes only*

## For Sale



### Land Condition

Flat terrain with power, water, and fiber-optic broadband available within the industrial precinct.



### Tenure

Freehold  
(Interest in Perpetuity)



### Land Use & Zoning

Industrial  
(Medium)



### Land Area

Approx.  
15.23 acres



### Proven Industrial Hub

Enstek houses global names like Coca-Cola, Ajinomoto, Farm Fresh, Dutch Lady, Kellanova, etc.



### Growth Corridor & Incentives

Enjoy growth spillovers from MVV 2.0 (NS Aerospace Valley) and Incentives via Invest NS and HALMAS programme.



### Accessibility

Easily connected via ELITE, NSE, KLIA Expressways, LEKAS and MEX, with a proposed new NLE highway set to further enhance connectivity.

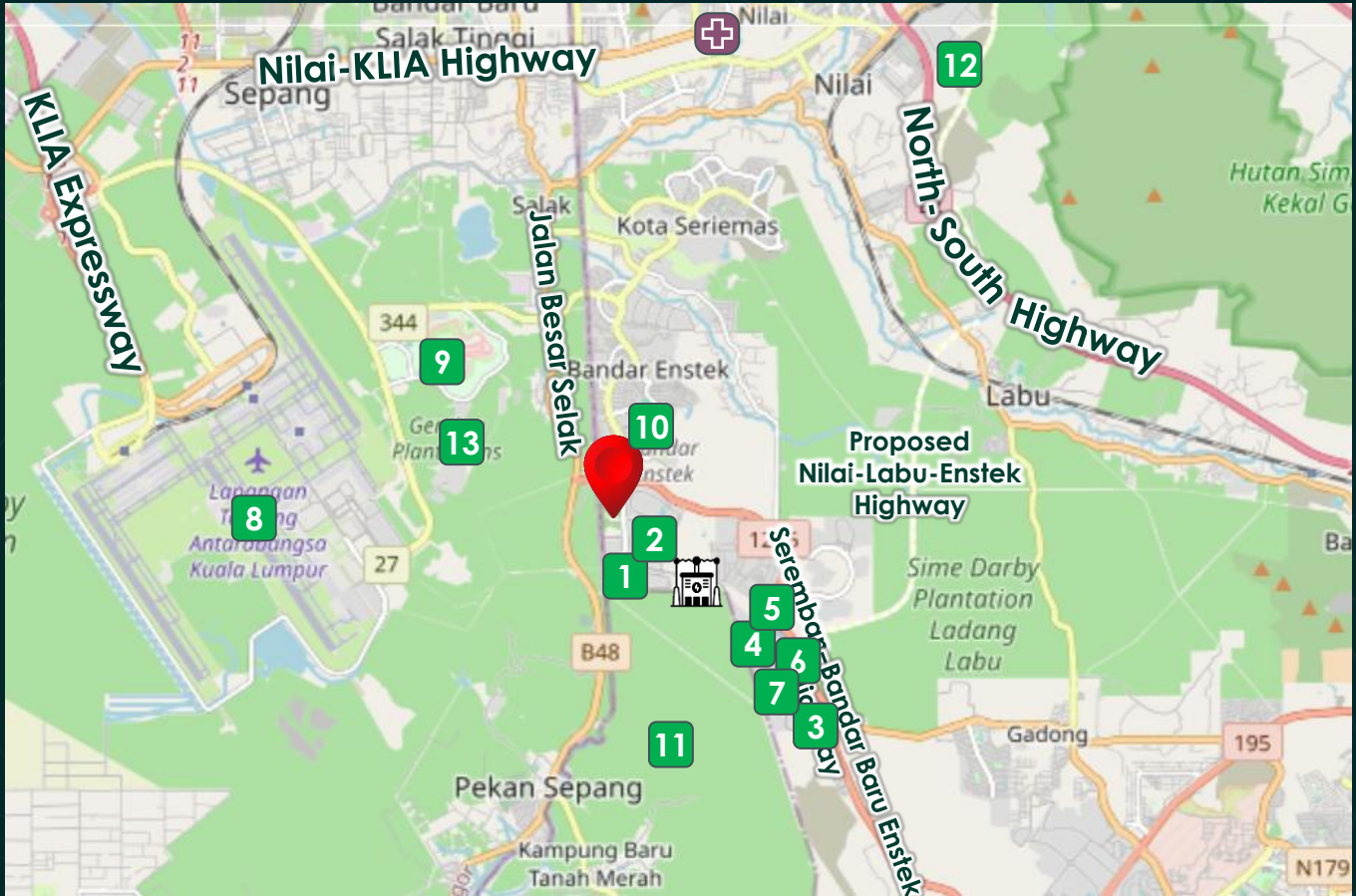


\*Note: The picture and demarcation above are for illustrative purposes only.

# For Sale

15.23 Acre Prime Industrial Development Land  
Bandar Baru Enstek, Negeri Sembilan, Malaysia

EXCLUSIVE MARKETING AGENT



Subject Property	132/33kV - Electrical Substation	Aurelius Hospital Negeri Sembilan	<b>1</b> Coca-Cola Bottlers
<b>2</b> Novugen Pharma	<b>3</b> Ajinomoto	<b>4</b> Dutch Lady	<b>5</b> Farm Fresh
<b>6</b> Kellanova	<b>7</b> T Hasegawa	<b>8</b> KLIA & KLIA 2	<b>9</b> Sepang International Circuit
<b>10</b> Bandar Enstek - Commercial Area	<b>11</b> MVV 2.0 - Proposed NS Aerospace Valley	<b>12</b> Hamilton Industrial Park	<b>13</b> Selangor Aero Park

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