

APPROX.

3.71
ACRE

PRIME INDUSTRIAL DEVELOPMENT
LAND(SUBDIVISION PARCEL)
@ SHAH ALAM, SELANGOR, MALAYSIA



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

Closing Date: 12th March 2026 (Thursday), 12:00p.m.

Sale By Tender

CBRE | WTW

EXCLUSIVE MARKETING AGENT



Location

Persiaran Hulu Selangor,
Seksyen 26, 40400 Shah
Alam, Selangor, Malaysia.



Tenure

Freehold
(Interest in
Perpetuity)



Land Use & Zoning

Industrial



Visibility

Prominent Road Frontage
along Persiaran Hulu
Selangor with excellent
signage potential



Surrounding Occupiers

Canon Opto, Shin-Etsu,
LF Logistics, Panasonic,
Nippon Paint, DHL,
Maersk, etc.



Land Area

Approx.
3.71 acres
(Part of a 6.687
acres Land)



Accessibility

Easily accessible to major
highways via KESAS,
ELITE, Kemuning-Shah
Alam Highway, Federal
Highway.

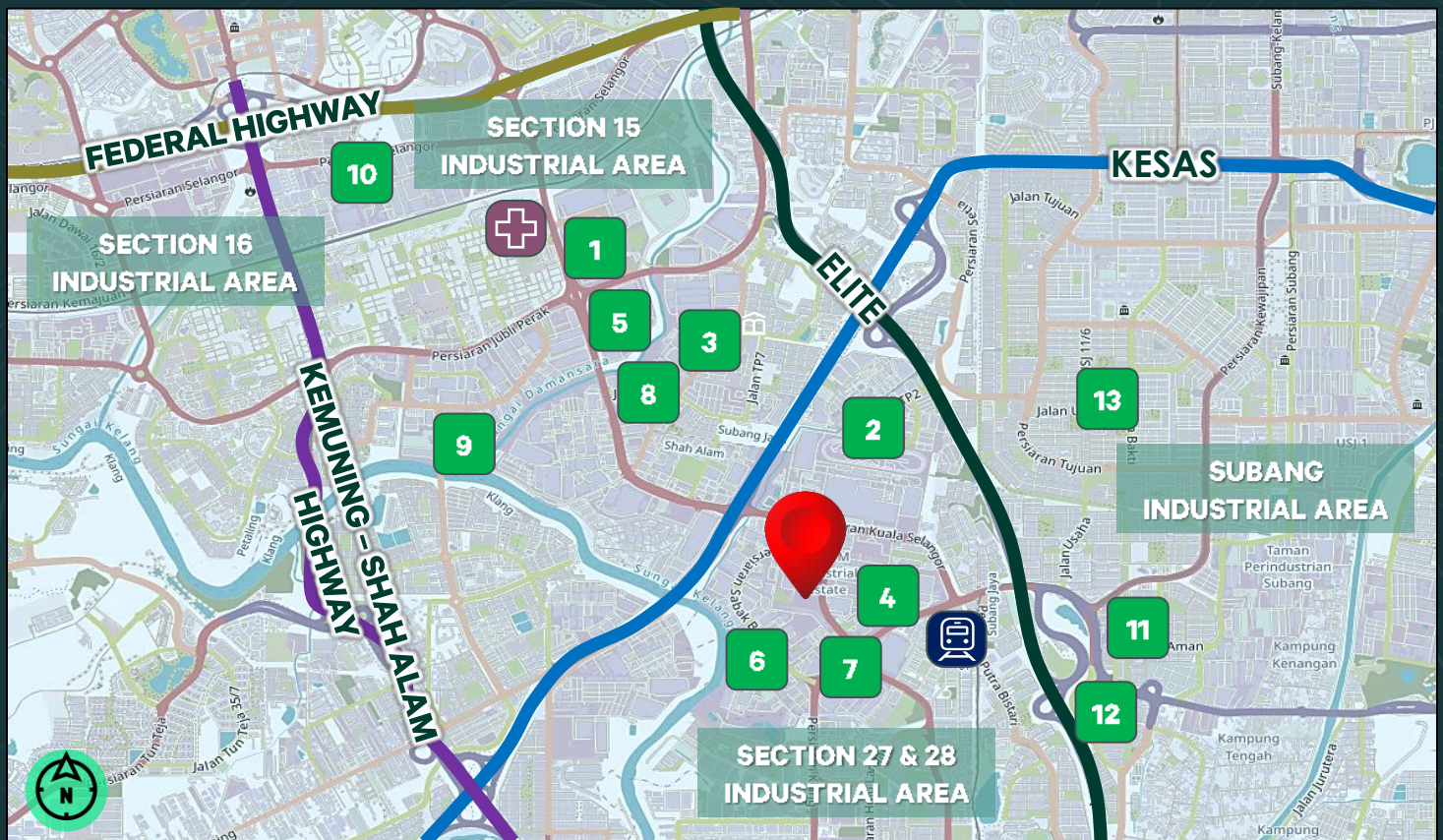


Sale Condition

Upon the successful
completion of the subdivision
process and the issuance of
the new, separate Freehold
title to the Purchaser.



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	Subject Property		Alam Megah (LRT) Station		KPJ Selangor Specialist Hospital		Tasco Berhad
	Proton Hicom Factory		Panasonic R&D		Canon Opto		Mapletree Logistics Hub
	Maersk		Shin-Etsu		Nippon Paint		DHL
	Ideal Convention Centre (IDCC)		Main Place Mall USJ		One City USJ		Taipan Business Centre

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E & O E The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Prospective purchasers are requested to take such action as may be necessary to satisfy themselves on any pertinent matter. If in doubt, please consult a professional advisor.