

# ECO WALK

2-storey Service Factory



ECO BUSINESS PARK II  
ISKANDAR MALAYSIA

BUILT FOR VISIONARIES



ONE LOT,  
MANY WAYS TO VENTURE



Artist's impression only

Eco Walk introduces a groundbreaking concept that will transform the service industry in Iskandar Malaysia. The extra-large, ultra-flexible service industry lots will cater to the multiple requirements of savvy service industry players, enabling them to save time and cost, while leveraging on top-of-the-line facilities and infrastructure, and strategic location of Eco Business Park II.



## PRIMED AND READY FOR BUSINESS

### VERSATILITY

Land area: 30' X 100' | 2-storey Service Industry

Flexible layout suitable for customisation

Ready loading/unloading bay at the rear

Suitable for a combination of functions including retail, micro-production and warehousing

### PRIME

Limited number of units

Facing the main road for excellent frontage

EcoWorld's One-Stop Business Solution  
to facilitate business start-up

### STRATEGIC

Directly accessible via the  
North-South Highway (Exit 254A)

Immediate population of 250,000

5 km from Senai International Airport

Located in Senai, in the vicinity of  
established industrial and residential estates

# A BRAND-NEW CONCEPT FOR THE SERVICE FACTORY

Eco Walk, located at Eco Business Park II, offers new service industry lots that cater to the needs of both industrial units and commercial lots.

The top-notch location, and the flexibility of space and design, allow you to create a thriving, long-lasting business

**Garden Walkways**  
A green environment with garden walkways and verdant lawns for residents and guests to enjoy

**3m-Wide Verandahs**  
Spacious, inviting entry for a comfortable shopping experience

**Flexible Accessway**  
Individual stairway dedicated for single or multiple tenants.

**Potential studio office**  
Spacious and conducive environment for independent studio office.

**7m-high Ceiling**  
Allows for additional mezzanine floor and high-racking system

**Expansive Area**  
Expansive loading area makes provision for future expansion





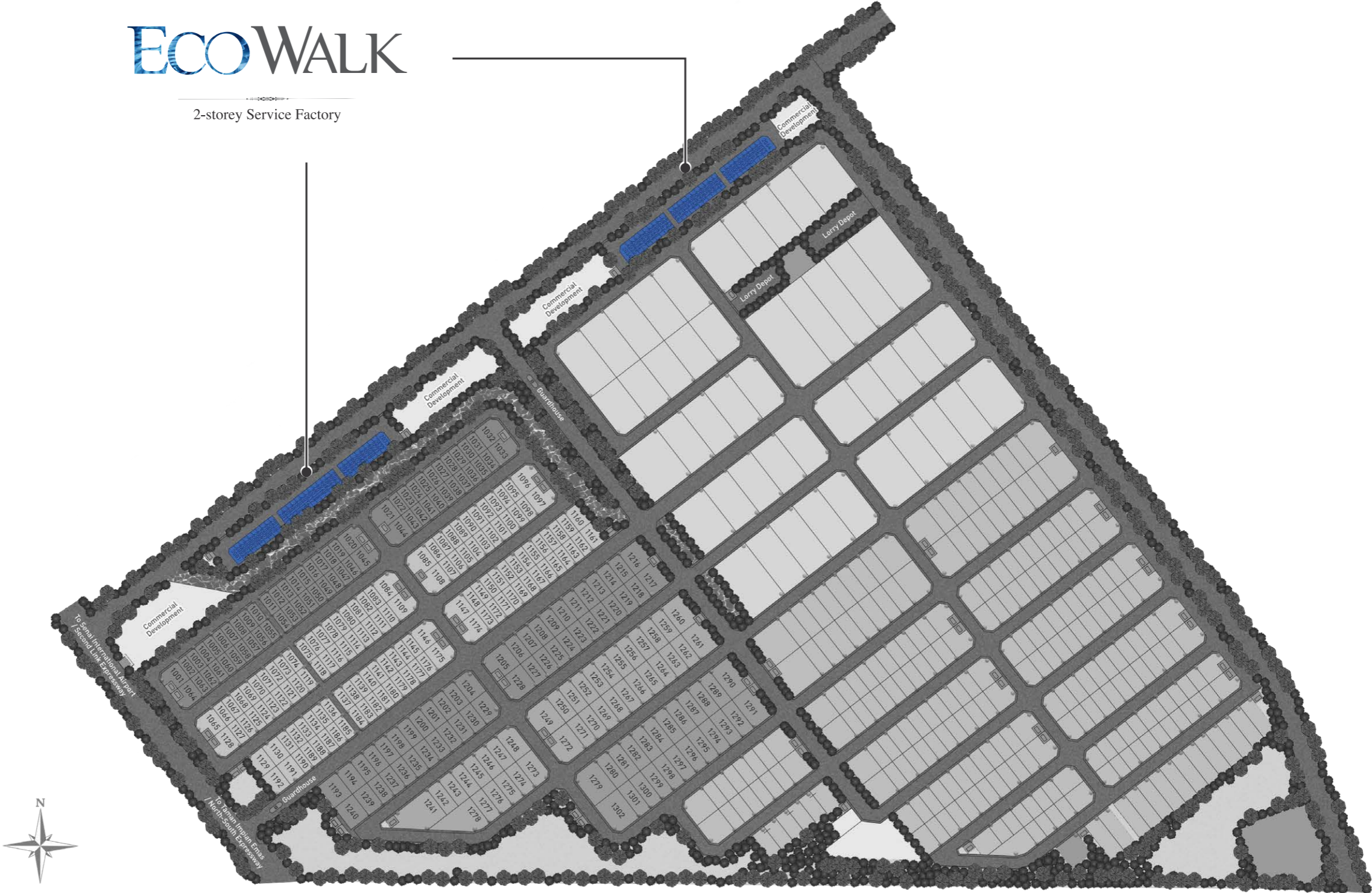
ECO BUSINESS PARK II  
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MASTER PLAN

ECO WALK

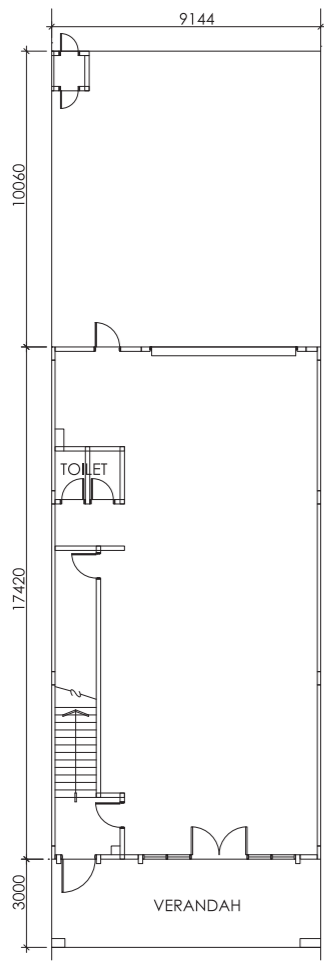
2-storey Service Factory



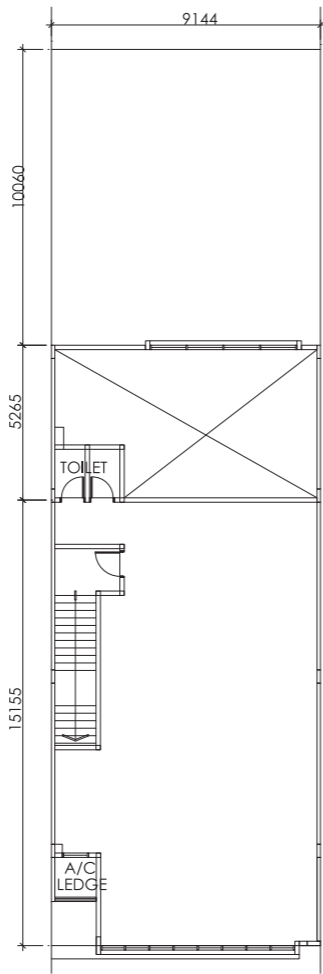
FLOOR PLANS

INTERMEDIATE LOT

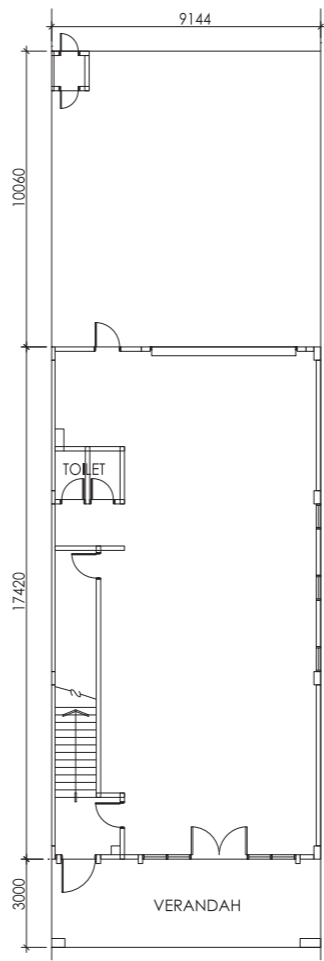
END LOT



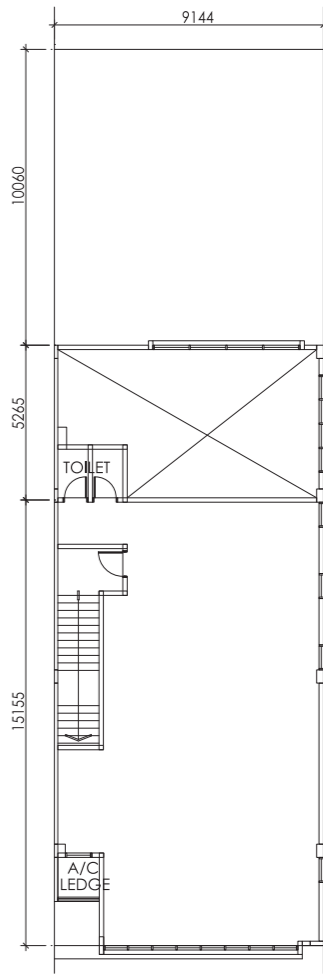
Ground Floor



First Floor



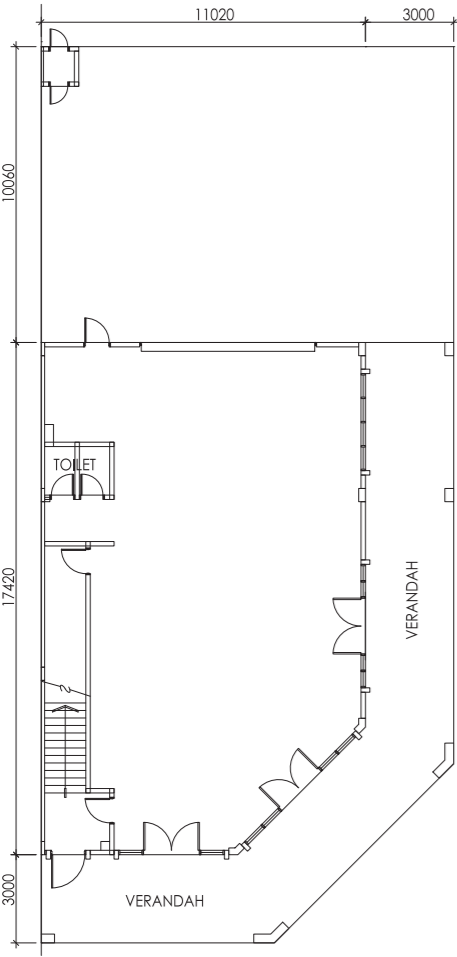
Ground Floor



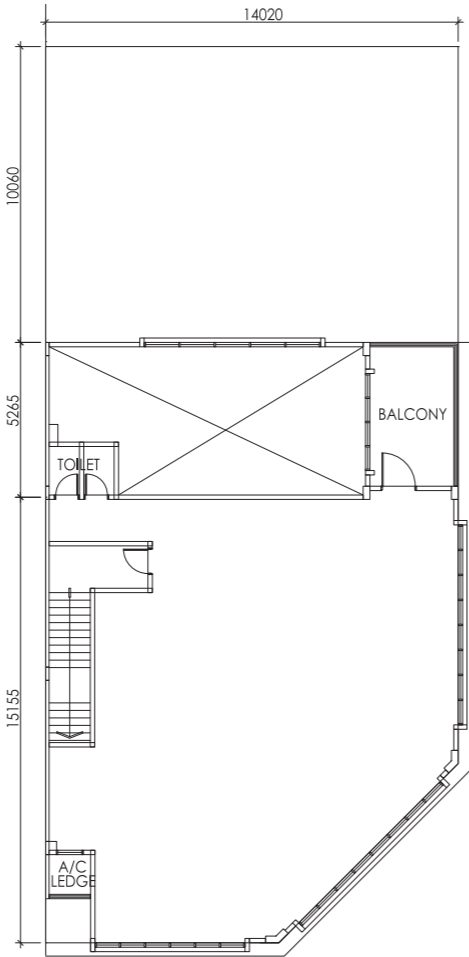
First Floor

FLOOR PLANS

CORNER LOT



Ground Floor



First Floor

BUILDING SPECIFICATIONS

SERVICE INDUSTRY | 30'x100'

Structure	: Reinforced Concrete / Steel Frame / Steel Trusses
Walls	: Brick Wall
Roof	: Mainly Metal Deck Roofing With Suitable Sisalation
	: Reinforced Concrete Flat Roof
Ceiling	: Class 'O' Ceiling for Office, Staircase & Toilet
Windows	: Mainly Aluminium Framed Openable & Fixed Windows
Doors	: Metal Roller Shutter, Aluminium Framed Glass Door, Plywood Flush Door
	: Fire-Rated Door, Metal Door with quality locks
Floor Finishes	: Tile Finish for Staircase, Verandah, Toilet & Bin Centre Cement Rendering for Others
Wall Finishes and Painting	: Weather Shield Paint or Approved Equivalent Externally Elmusion Paint Internally
	Semi Gloss Paint to Wood and Metal Surfaces
Sanitary and Water Supply Installation	: Quality Sanitary Ware With Fitting
Electrical Installation	: Ground Floor - Three phase (setting at 60 Amp) Electricity Supply
	: First Floor - Single Phase (setting at 30 Amp) Electricity Supply
	: Terminating at the Main Switchboard
Fencing	: Brick Wall, Bin Centre, and BSP Fencing

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