



ECO BUSINESS PARK II
ISKANDAR MALAYSIA

— GO BEYOND —
BUILD SUCCESS

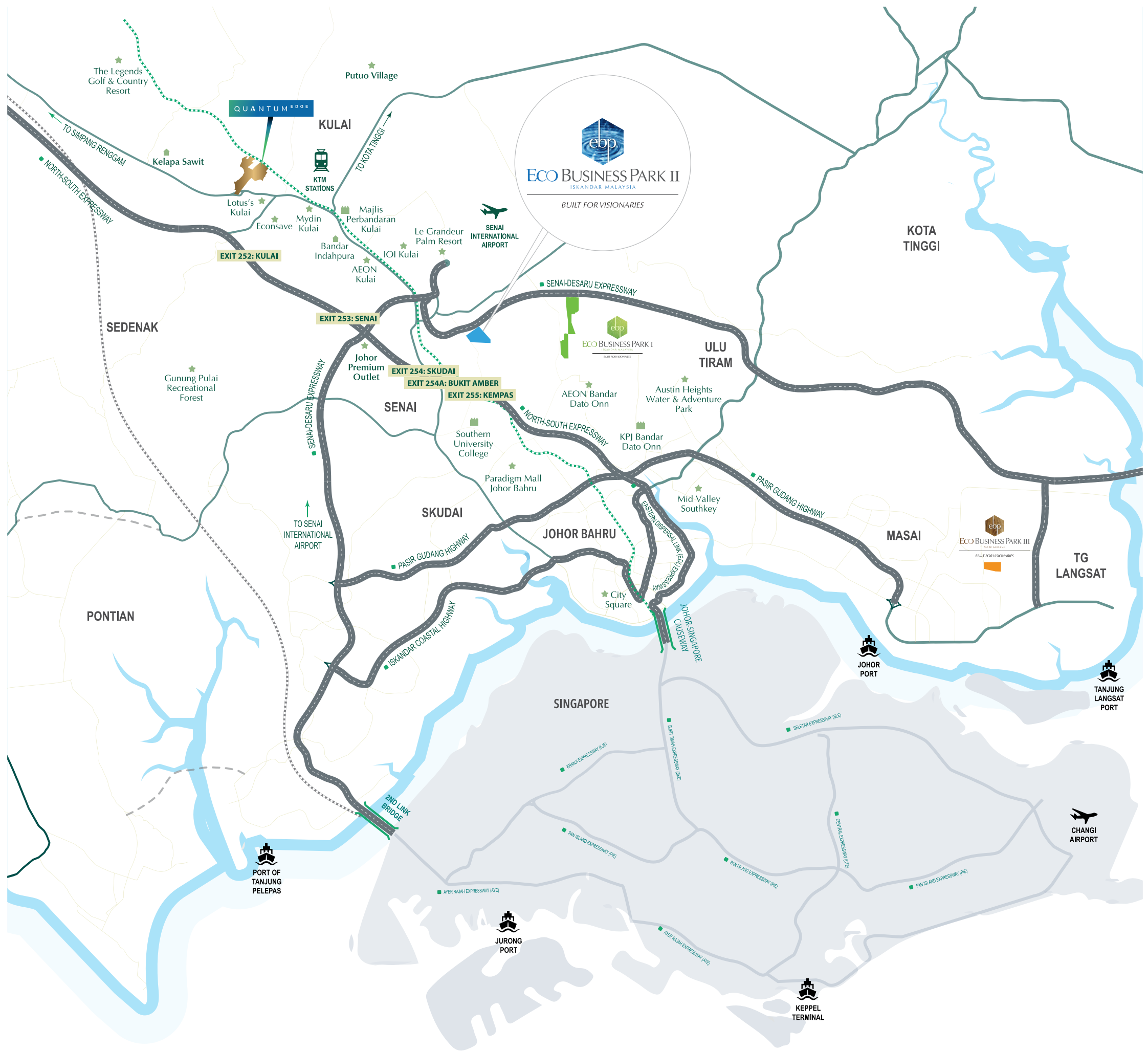
ECO WALK 2

2-STOREY SHOP OFFICE

24' x 100' | 46' x 100'

Connected to All the Prime Locations

LOCATION MAP



**WHERE COMMUNITY AND COMMERCE CONNECT.
YOUR SUCCESS STARTS HERE.**

Nearby Townships

Bukit Impian
Taman Impian Emas
Taman Beringin Senai
Seelong / Kampung Seelong Jaya
Bandar Putra Kulai

Saleng / Taman Saleng
Taman Scientex Jaya
Taman Senai Jaya / Utama
Indahpura
Taman Kulai / Putri Kulai

Highway Access

3KM to North-South Expressway
4KM to Senai-Desaru Expressway
7KM to Skudai Expressway
12KM to Second Link Expressway
12KM to Pasir Gudang Expressway

13KM to Eastern Dispersal Link Expressway
20KM to Johor Bahru East Coast Highway
25KM to CIQ / Johor Causeway
48KM to Tuas Checkpoint

NEARBY CATCHMENT



Working Adults & Industrial Workforce



Expatriate & Skilled Talent



Educational & Institutional Proximity



Residential Communities & Families



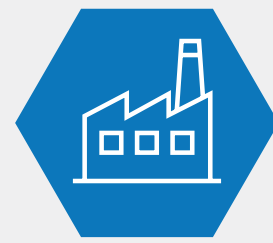
450K

Population within 20km



20+

Residential Areas within 20km



12+

Industrial Parks



10+

Education Centres

Industrial

- Hershey Malaysia
- Panasonic System Networks
- Celestica Electronics
- BMW Asia Technology Centre
- V.S. Industry
- FedEx World Service Center
- Dyson Malaysia Development Centre
- SDS Bakery
- Mercedes Benz
- Fifty
- Supermicro
- Wiwynn Technology Service Malaysia
- Pokka (Malaysia)
- Chenbro Micom
- Linco Technology

Education

- University Technology Malaysia (UTM)
- Seri Omega Private & Int. School
- S.J.K.(C) Kulai 2
- Foon Yew High School Kulai
- S.J.K. (C) Senai
- SMK Senai
- SMK Kulai

Lifestyle

- Starhill Golf & Country Resort
- Palm Resort Golf & Country Club
- Impian Emas Golf & Country Club
- Le Grandeur Palm Resort Johor
- Senai International Airport
- Paradigm Mall
- Johor Premium Outlets
- Impiana Hotel Senai



SURROUNDED BY BUSINESS

HEART OF EBP2

Eco Business Park II is a premier commercial ecosystem, meticulously planned for business success. We offer a strategic integration of commerce and community, providing entrepreneurs immediate access to the stable, built-in customer base of a mature township. This synergy creates a vibrant destination, positioning your business for sustained growth.



Haitian International



Deye Group



DHL



Dyson



Hershey



BMW



Mercedes Benz



Flextronics



FedEx



Celestica



Panasonic



Mitsubishi Electric



Seagate



Seiko Denki



Lyreco



Fuji Electric



Supermicro



Wiwynn



Tiger Balm



EDMI Electronics



Venture



TDK



VS Industry Berhad



Mybrush

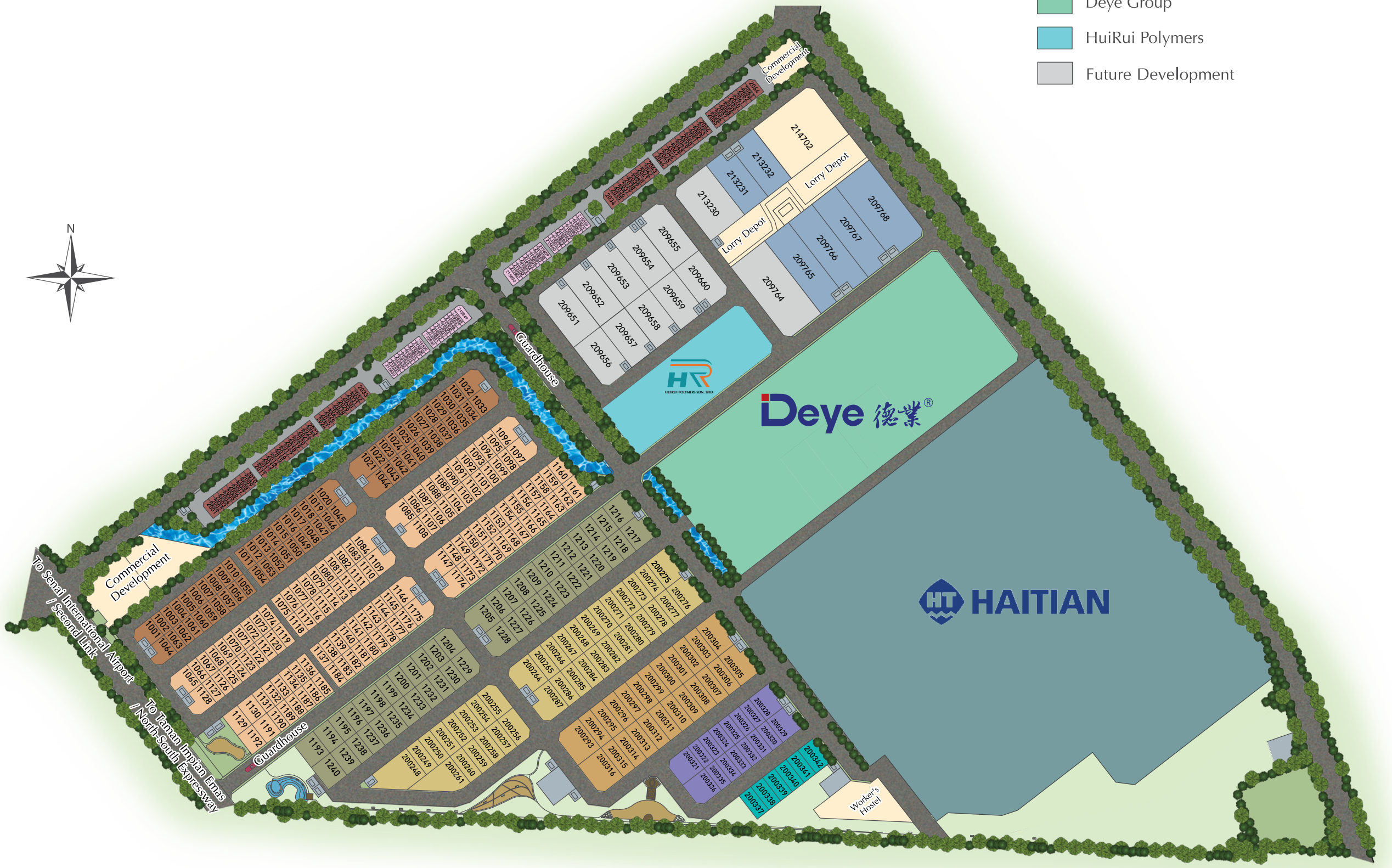


MASTER PLAN

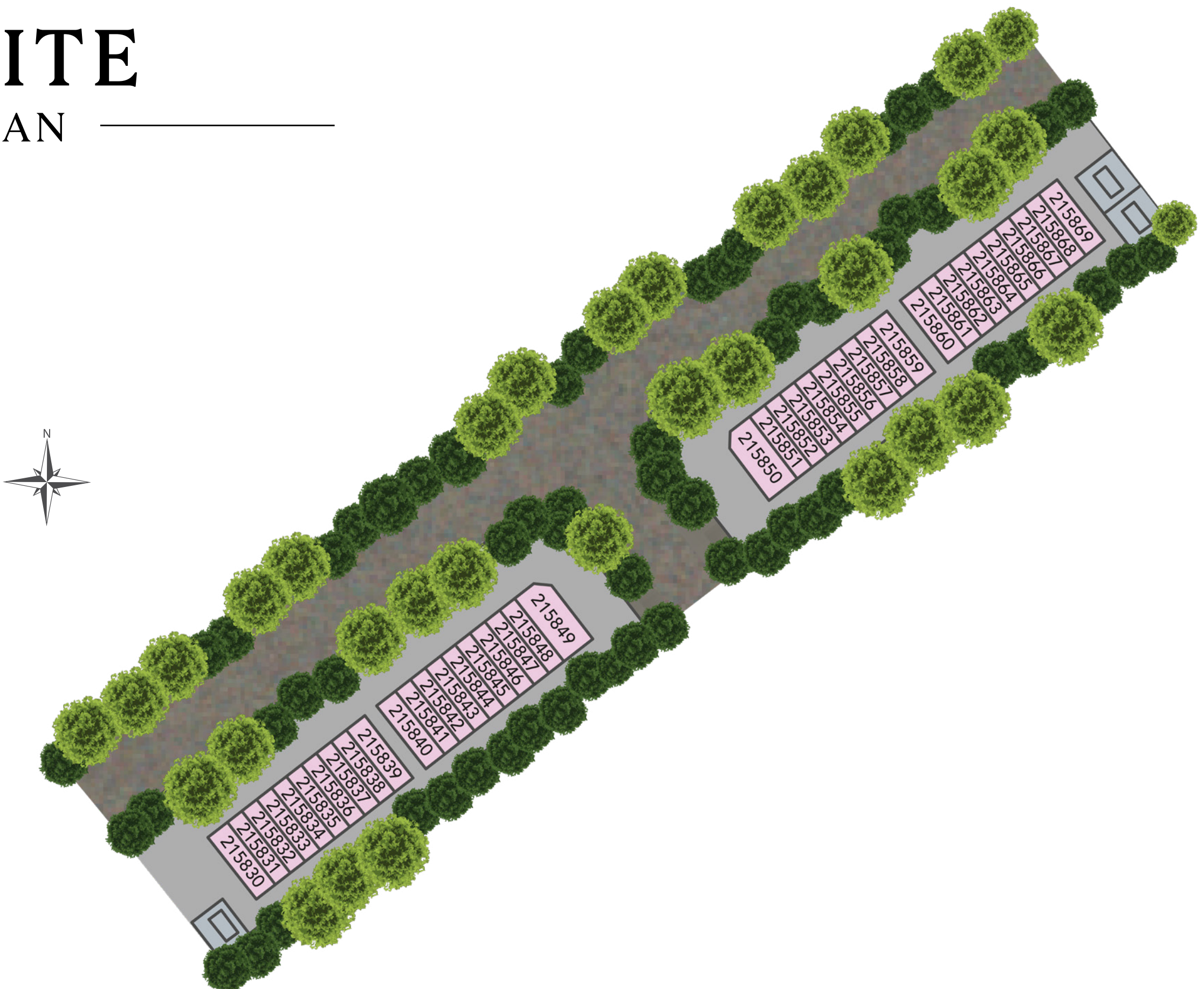
Eco Business Park II spans over 383 acres of freehold land, thoughtfully designed to support modern businesses. With strategic planning, sustainable infrastructure, and integrated facilities, it offers a future-ready space for growth and collaboration.

LEGEND

- 2-Storey Shop Office 24' x 100'
- Service Factory 30' x 100'
- Cluster Factory 60' x 120'
- Cluster Factory 60' x 130'
- Cluster Factory 70' x 150'
- Semi-D Factory 80' x 150'
- Semi-D Factory 80' x 160'
- Semi-D Factory 80' x 180'
- Semi-D Factory 80' x 200'
- Detached Factory
- Haitian International
- Deye Group
- HuiRui Polymers
- Future Development



SITE PLAN



DISCOVER THE FREEDOM TO GROW

AT ECO BUSINESS PARK 2

Step into a new dimension of business potential at Eco Business Park 2, where spacious shophot offices combine modern functionality with architectural elegance. Each unit features a high ceiling and a flexible layout, offering multi-use possibilities for offices, workshops, or retail spaces. Strategically located in Iskandar Malaysia, the park provides easy access to major highways and key population centers, making it the ideal hub for expanding businesses ready to build bigger and operate smarter.



UNIQUE FEATURES



SPACIOUS DESIGN

Spacious design,
efficient layouts.



HIGH CEILING

Elevated ceilings offer
greater design and
operational flexibility.



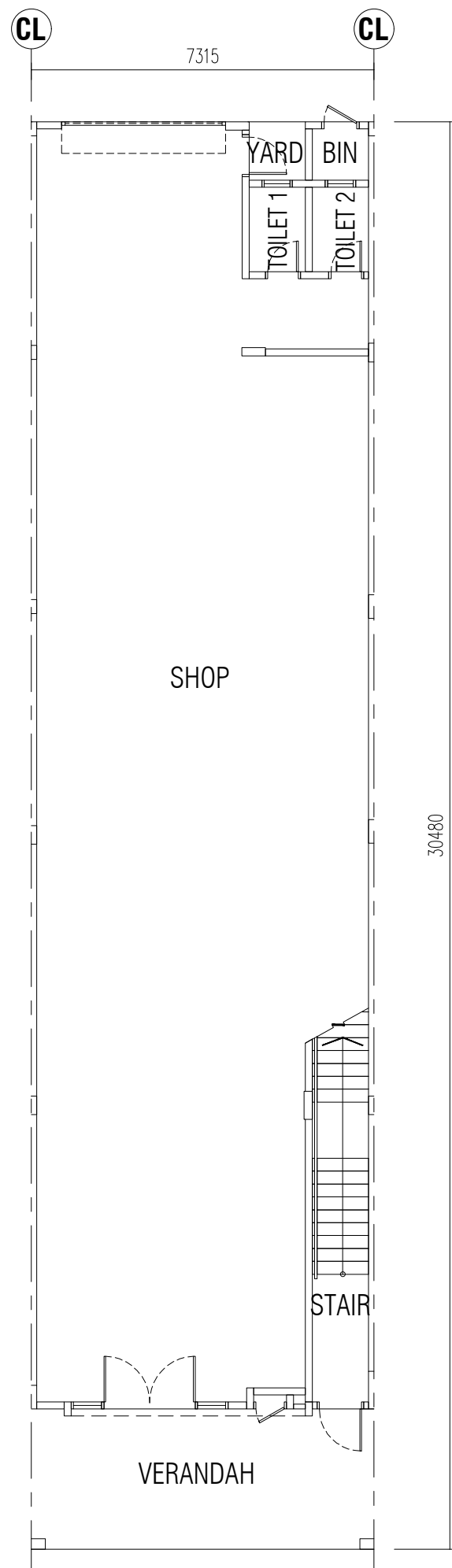
MULTI- PURPOSE

Designed for versatile
business applications.

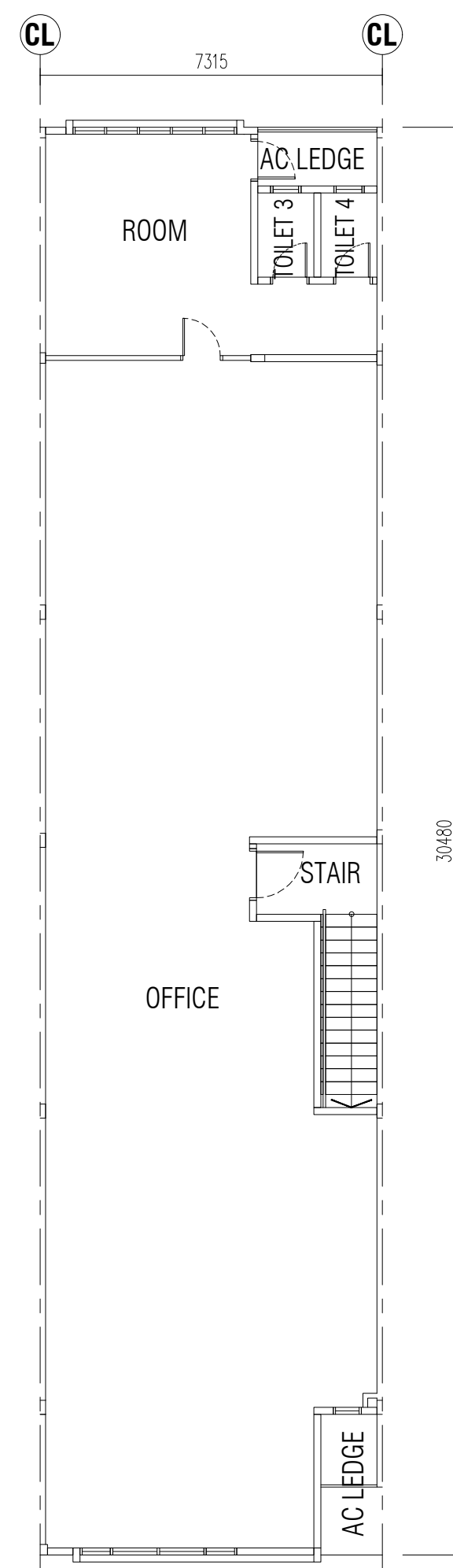
FLOOR PLAN INTERMEDIATE LOT

24' x 100'

4,757 sq.ft.



Ground Floor



First Floor

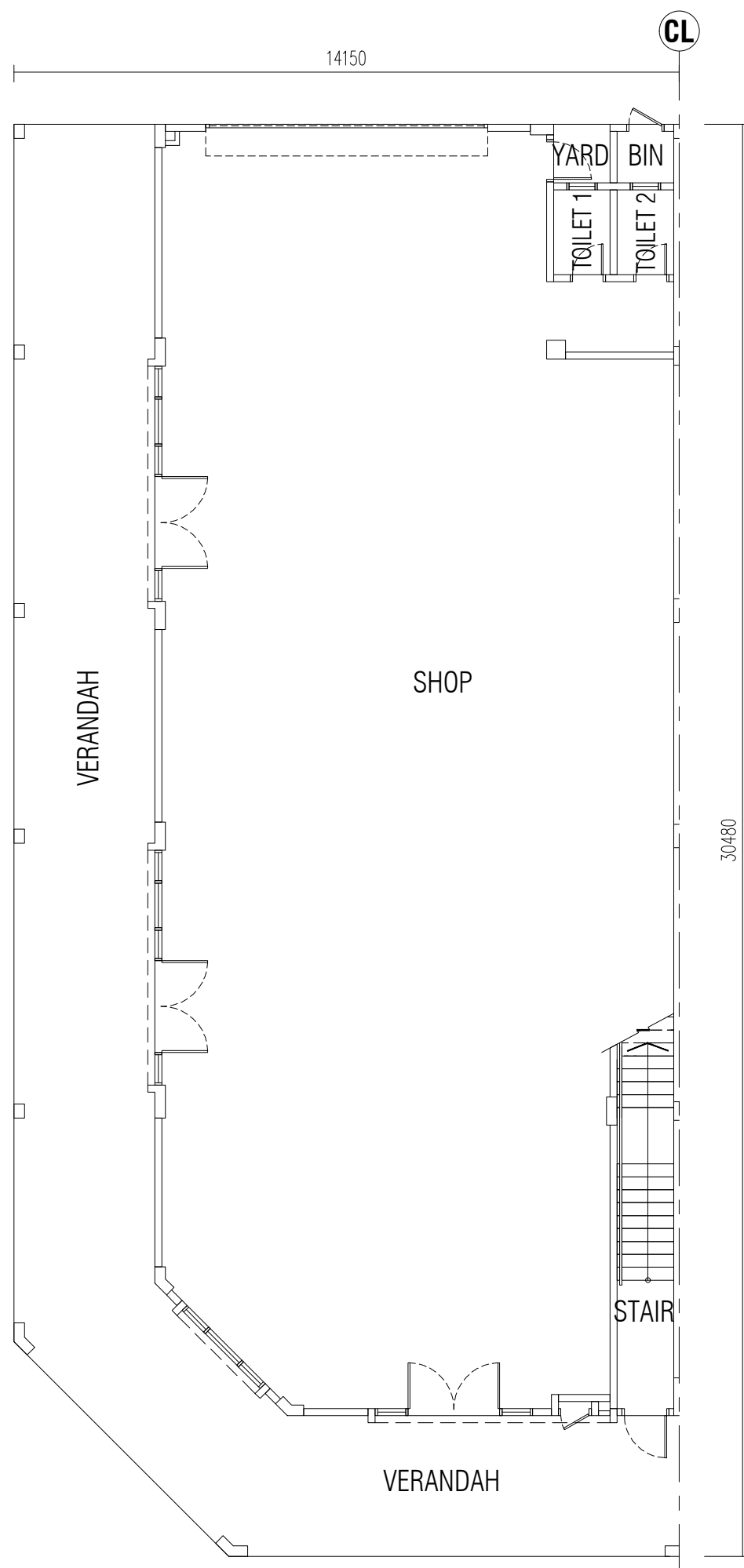
STRUCTURE	Reinforced Concrete Framework	
WALL	Brick Wall	
ROOFING COVERING	Metal Roof / Reinforced Concrete Flat Roof	
ROOF FRAMING	Lightweight Truss	
CEILING	Plaster Ceiling Board / Skim Coat / Asbestos Free Ceiling Board	
WINDOWS	Aluminum Frame Glass Window	
DOORS	Roller Shutter / Glass Door / Flush Door / Fire-Rated Door / Metal Door / Grille Door	
IRONMONGERY	Selected Lockset	
WALL FINISHES	Toilet Pantry Refuse Bin [Ground Floor] Others Area	Tiles up to 1.5m High Tiles up to 1.5m High Tiles to Full Height Plaster & Paint
FLOOR FINISHES	Floor Area Toilet Refuse Bin [Ground Floor] Staircase Area Verandah Other Area	Cement Render Tiles Tiles Cement Render Tiles Cement Render
SANITARY FITTINGS	Kitchen Sink Wash Basin Toilet Roll Holder Water Closet	2 nos 2 nos 4 nos 4 nos
ELECTRICAL INSTALLATION	INTERMEDIATE LOT	
	Lighting Point Installation Power Point (13A) Ceiling Fan Point	20 nos 16 nos 7 nos
INTERNAL TELEPHONE TRUNKING AND CABLING	FWS	2 nos

Note : All the above specifications are subject to change to comply with Governments Authorities / Engineers' and / or Architects' Requirements as and when deemed necessary.

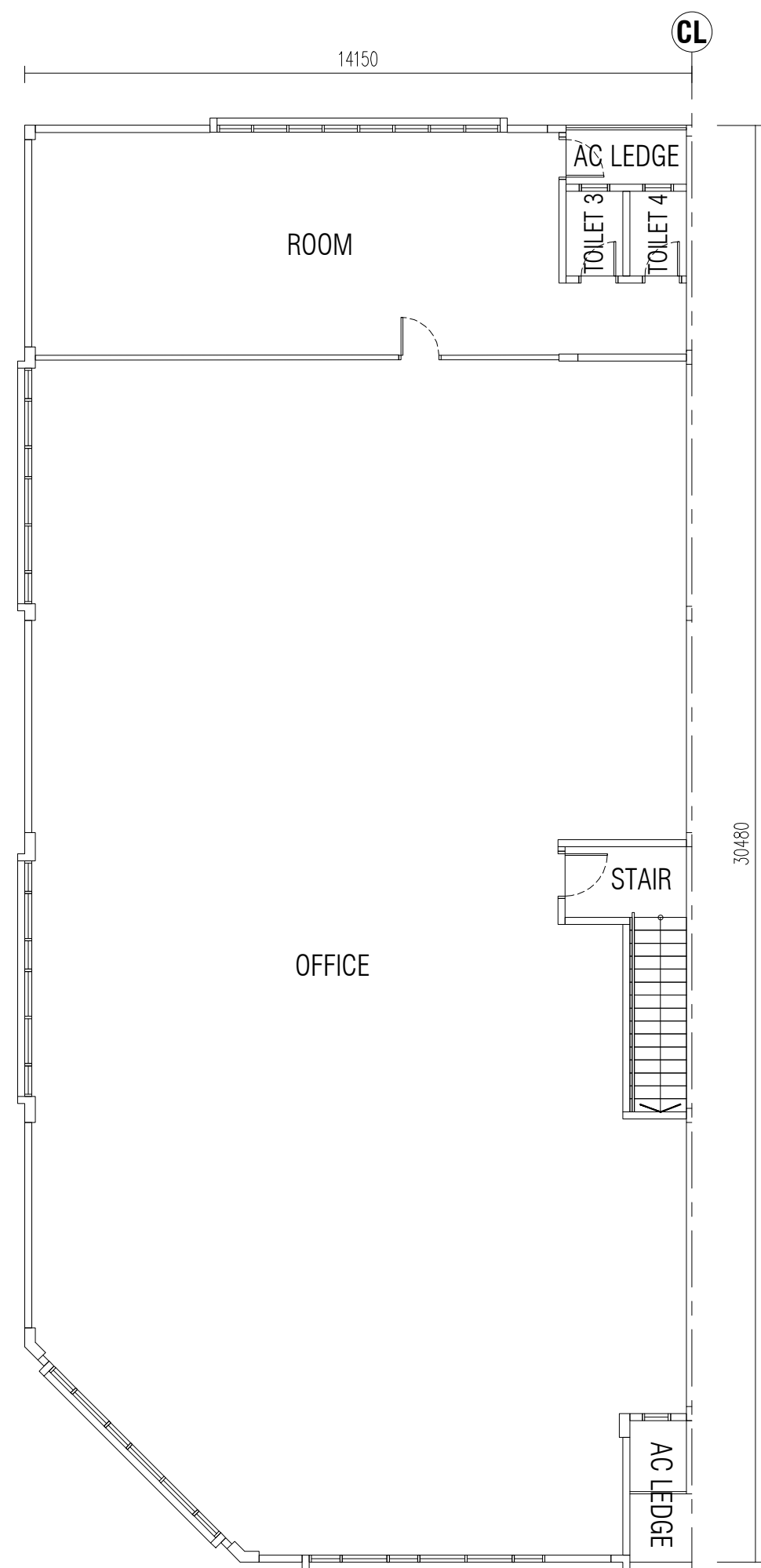
FLOOR PLAN CORNER LOT

46' x 100'

9,017sq.ft.



Ground Floor



First Floor

STRUCTURE	Reinforced Concrete Framework	
WALL	Brick Wall	
ROOFING COVERING	Metal Roof / Reinforced Concrete Flat Roof	
ROOF FRAMING	Lightweight Truss	
CEILING	Plaster Ceiling Board / Skim Coat / Asbestos Free Ceiling Board	
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SANITARY FITTINGS	Kitchen Sink Wash Basin Toilet Roll Holder Water Closet	2 nos 2 nos 4 nos 4 nos
ELECTRICAL INSTALLATION	CORNER LOT	
	Lighting Point Installation Power Point (13A) Ceiling Fan Point	34 nos 17 nos 7 nos
INTERNAL TELEPHONE TRUNKING AND CABLING	FWS	2 nos

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