



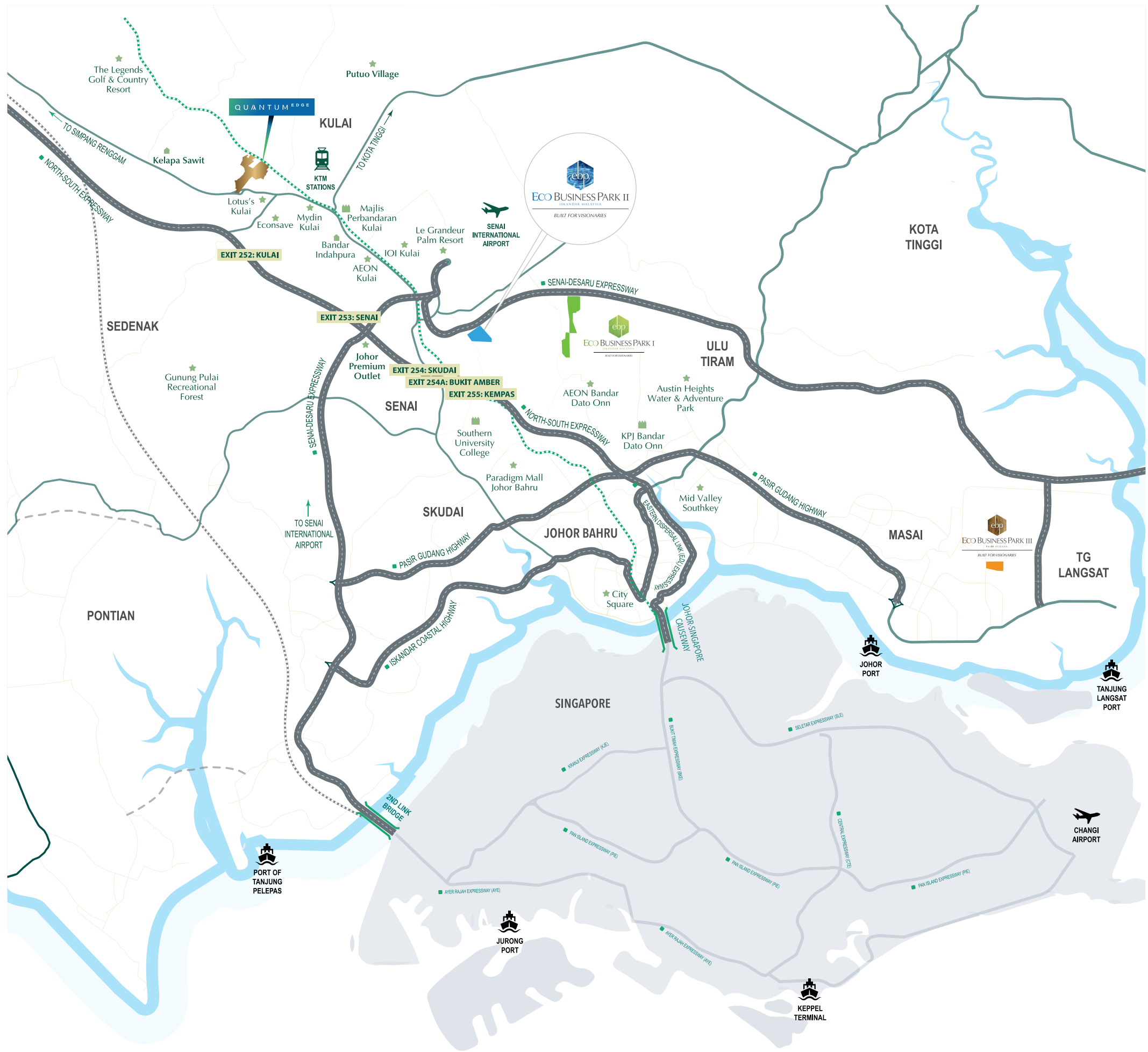
ECO BUSINESS PARK II
ISKANDAR MALAYSIA

— BEYOND THE —
BUSINESS LIFE

ECOWORLD
CREATING TOMORROW & BEYOND

Connected to All the Prime Places

LOCATION MAP



STRATEGICALLY CONNECTED, GLOBALLY READY EASY ACCESS TO MAJOR HIGHWAYS

6-8 HOURS
to major
Asian cities

In proximity to a
global market of
2.5 BILLION
people

Easy access to
**4 INTERNATIONAL
PORTS**

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

Ports & Airports

9KM	34KM	50KM	50KM	60KM
Senai International Airport City	Port of Tanjung Pelepas	Johor Port	Singapore Port	Tanjung Langsat Port














- Easy access to Johor Bahru CIQ & Tuas Checkpoint
- Convenient link to Singapore's Changi International Airport

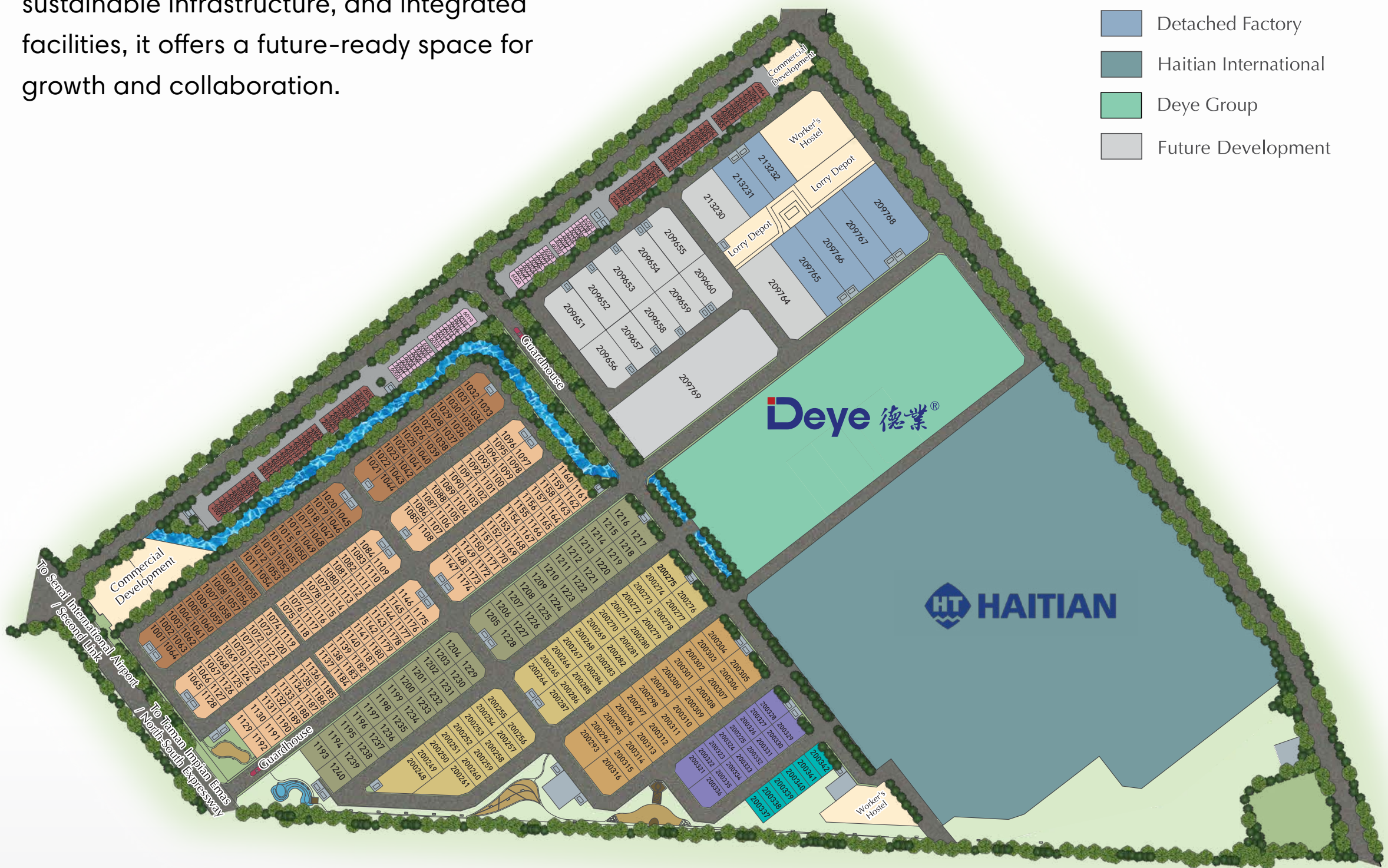
A Well-Managed Industrial Ecosystem

MASTER-PLANNED FOR GROWTH

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
-  Future Development



Eco Business Park II is home to leading industrial players, including Haitian International and Deye Group, strengthening the park's dynamic business ecosystem.

Located near global brands such as Hershey's, Panasonic, and Dyson, the park offers businesses a strategic position within a growing industrial corridor in Iskandar Malaysia.

 Haitian International	 Deye Group	 DHL	 Dyson	 Hershey	 BMW	 Mercedes Benz
 FedEx	 Celestica	 Panasonic	 Mitsubishi Electric	 Seagate		
 Seiko Denki	 Lyreco	 EDMI Electronics	 Venture	 TDK		
 VS Industry Berhad	 Mybrush	 AK KOH (A1 Abalone)	 Fuji Electric	 Flextronics		



Built for Performance

DESIGNED FOR PRODUCTIVITY

Eco Business Park II is designed for operational excellence, featuring robust infrastructure to support smooth business activities

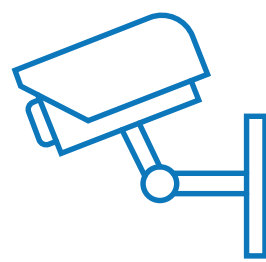


A future-ready industrial park built to power daily operations and long-term growth.



Gated & Guarded Security

with 24-hour auxiliary police



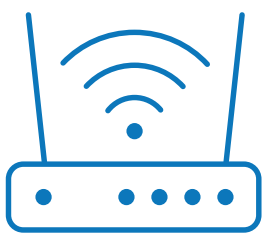
CCTV Surveillance

at guardhouse for maximum safety



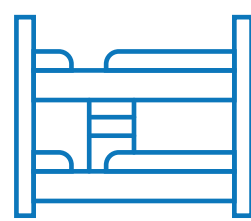
Advanced Visitor Management

system for secure, efficient access



High-Speed Broadband

and integrated utilities



On-site Worker Dormitory

for convenient workforce accommodation



Ready Infrastructure

to support easy business setup with peace of mind



Pedestrian Walkways & Outdoor Gym

to promote a healthy, sustainable work environment

Powered by People, Backed by Expertise

At Eco Business Park II, businesses benefit from more than just infrastructure. Our professional park management team ensures the entire environment is well-maintained and business-ready at all times.

ECOWORLD ONE-STOP BUSINESS SOLUTIONS

Through EcoWorld's One-Stop Business Solutions, we support local entrepreneurs and international investors with seamless setup and expansion services:



MIDA (Malaysia Investment Development Authority)

Licenses, incentives & expatriate applications



DOE (Department of Environment)

Environmental compliance pre-assessment



SSM (Companies Commission of Malaysia)

Company incorporation



Royal Malaysian Customs

Warehousing license application



MPKU (Kulai Municipal Council)

Business licensing



Johor Investment Berhad

Linkage to government investment bodies

WORKFORCE & HR SUPPORT



Assistance with EPF, SOCSO, LHDN registrations and employee on boarding

From setup to scale, our expert consultants and dedicated management team are here to ensure your business runs smoothly — every step of the way.



THE 1ST DETACHED FACTORY IN
ECO BUSINESS PARK II TO CATER BUSINESS EXPANSIONS

FREEHOLD

Detached Factory

Premium detached factory lots now available at Eco Business Park II,
offering 1 to 5 acres of freehold industrial land.

Ideal for large-scale operations, these ready-to-build parcels are designed
for businesses seeking space, flexibility, and long-term growth in a strategic,
well-connected industrial hub.



Key Features



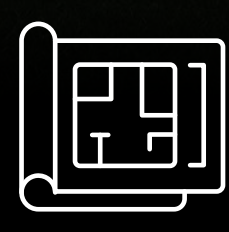
600AMP
Power Supply



SKYLIGHT
Natural Lighting
for Energy Saving



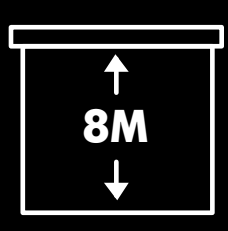
SPACIOUS
Office Space



CUSTOMISABLE
Space to Cater
All Business Needs



PRIVATE
Car Parks



8 METERS
Factory Height



6-8 NOS
Roller Shutter

Purpose-Built

FOR PRODUCTIVITY

- 1 Spacious and conducive environment for office space
- 2 Floor loading: 10 Kilonewton per m²
- 3 Fire protection system, automatic sprinkler system
- 4 24-foot strip of land along the side can be used.
- 5 Transparent roofing sheet: Natural lighting for energy saving
- 6 Flexible & customisable space to cater to all business needs
- 7 6-8 nos of roller shutters, up to 5 meter height
Loading area with 5 meter height roller shutter enhances the convenience of loading and unloading
- 8 Factory height: 8 meters

- 9 Tailor-made for industries such as

WAREHOUSING

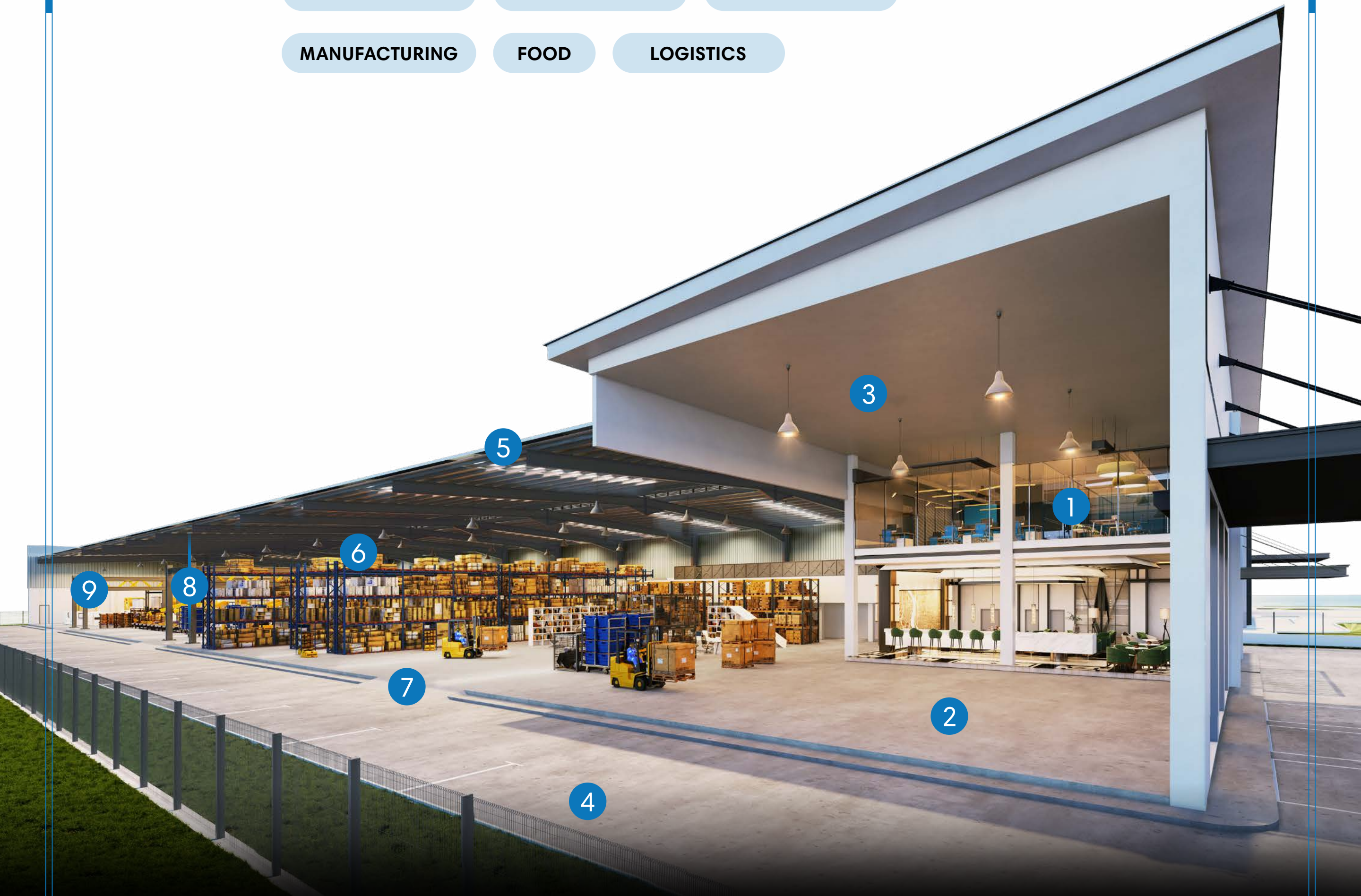
OFFICES

SHOWROOMS

MANUFACTURING

FOOD

LOGISTICS

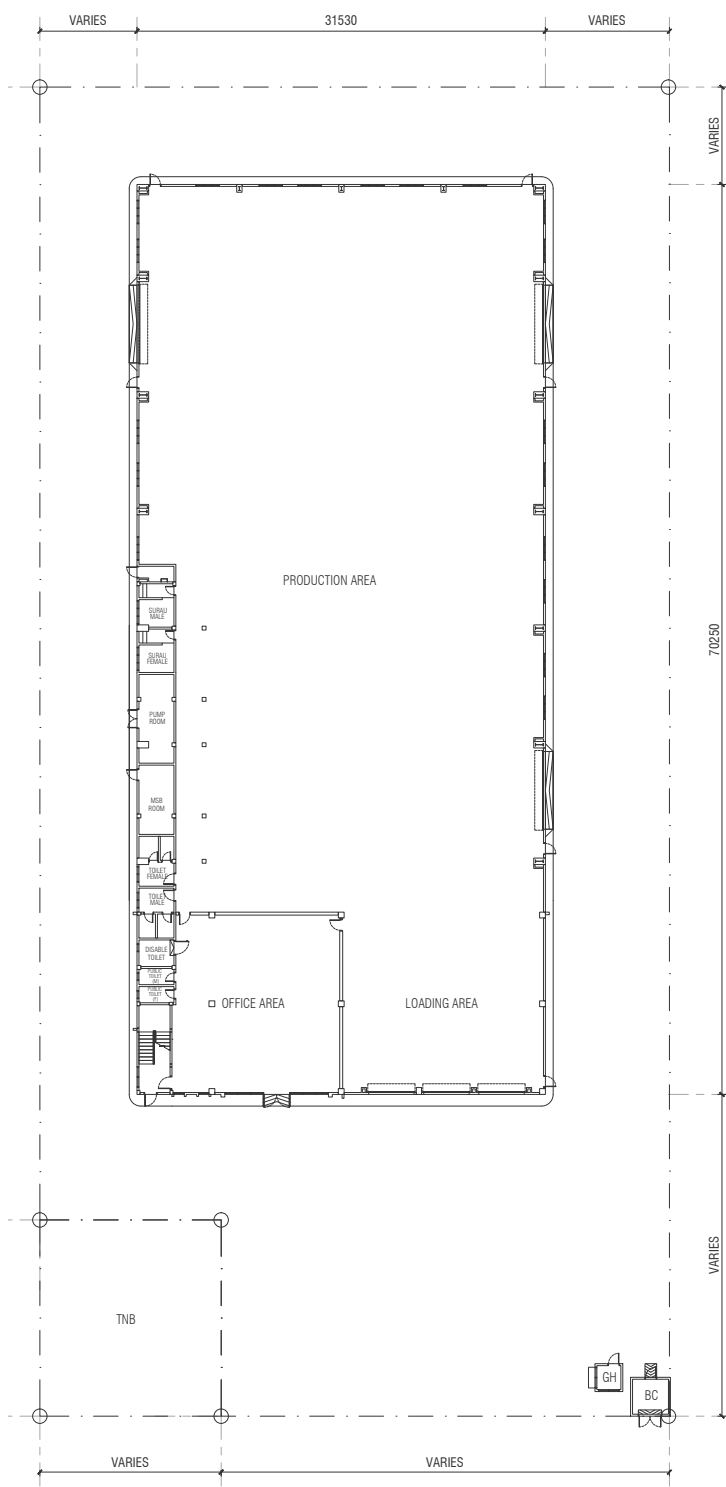


FLOOR PLAN

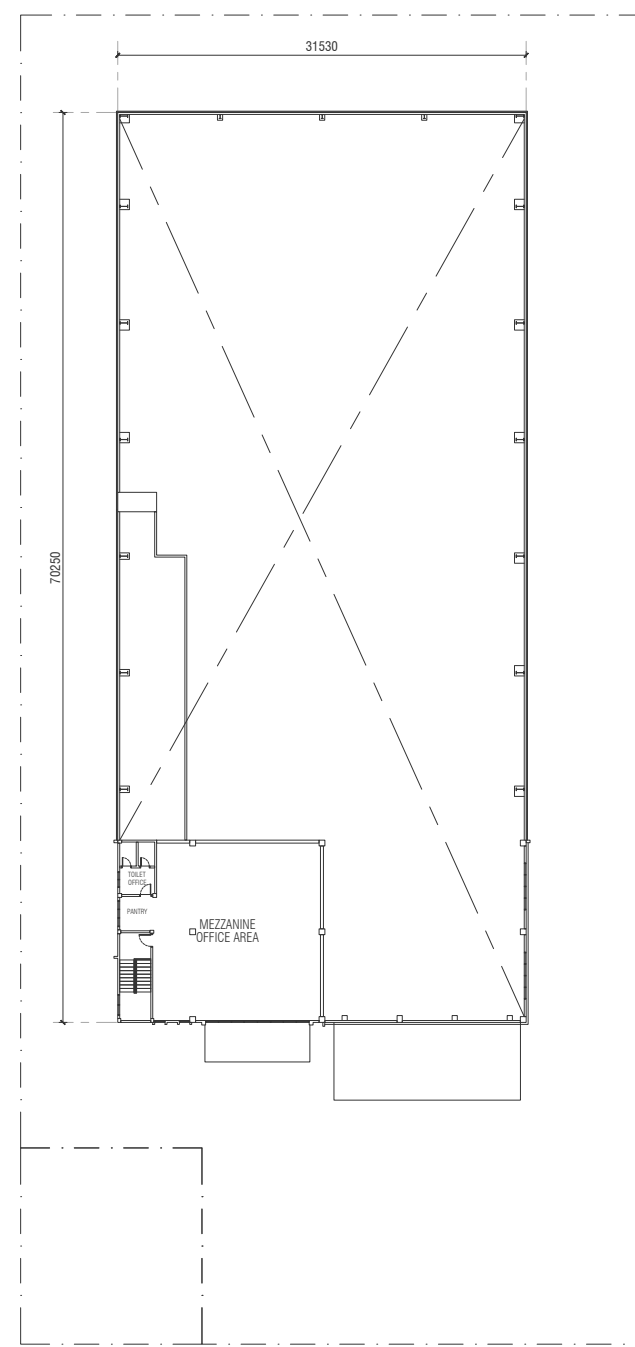
DETACHED FACTORY

SIZE:
160' x 336'

BUILT-UP
29,279 SQ.FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

DETACHED FACTORY

STRUCTURE	Reinforced Concrete / Steel Frame / Steel Trusses
WALL	Brick Wall / Metal Cladding Wall / Concrete Wall
ROOFING	Mainly Metal Deck Roofing with Suitable Sisalation
CEILING	Plaster Ceiling for Toilet and Office (Where Indicated)
WINDOWS	Aluminium Framed Openable and Fixed Window
DOORS	Metal Roller Shutter / Aluminium Framed Glass Door / Flush Door / Fire-Rated Door / Metal Door with Quality Locks
FLOOR FINISHES	Tile Finish for Toilet and Bin Centre / Cement Rendering for Others
WALL FINISHES & PAINTING	Weather Shield Paint or Approved Equivalent Externally / Emulsion Paint Internally / Semi Gloss Paint to Wood and Metal Surfaces
SANITARY & WATER SUPPLY INSTALLATION	Quality Sanitary Ware with Fittings
ELECTRICAL INSTALLATION	Three Phase (setting at 600 AMP) 400 Volts Electricity Supply / Terminating at the Main Switchboard
GATE & FENCING	Bin Centre / Brick Wall / Mild Steel Sliding Gate and BSP Fencing

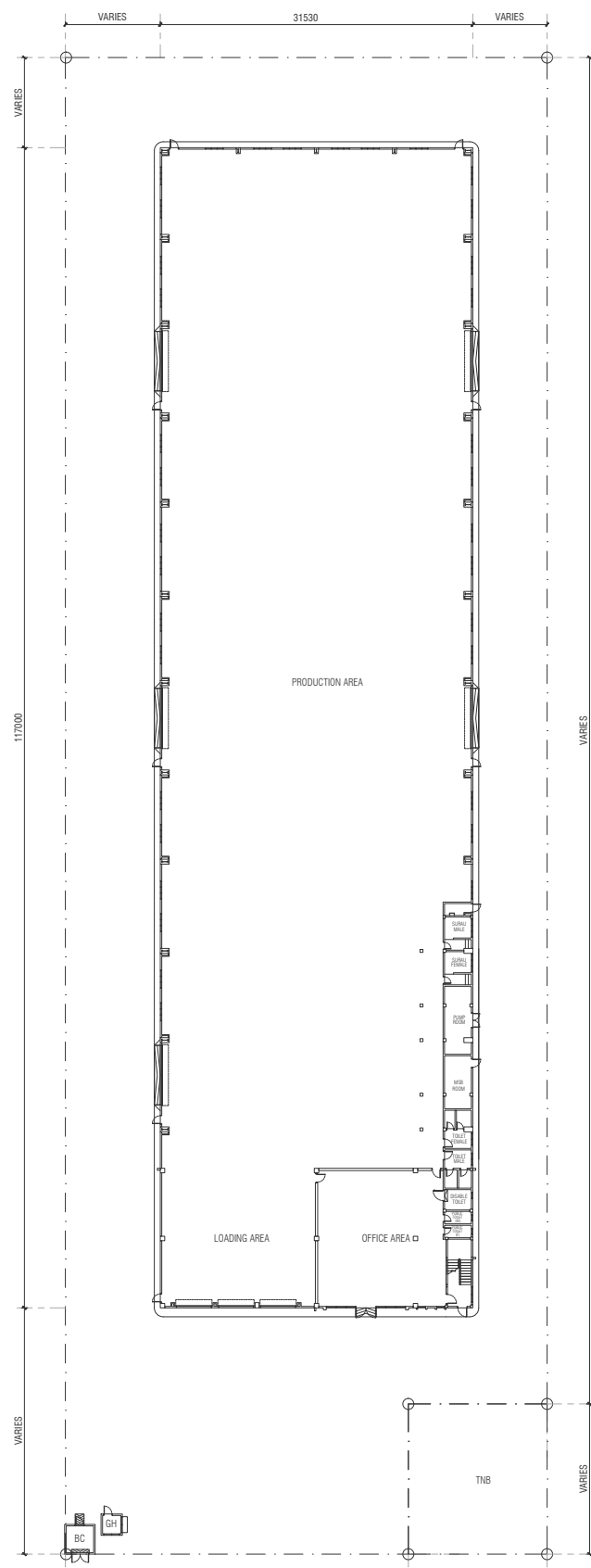
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FLOOR PLAN

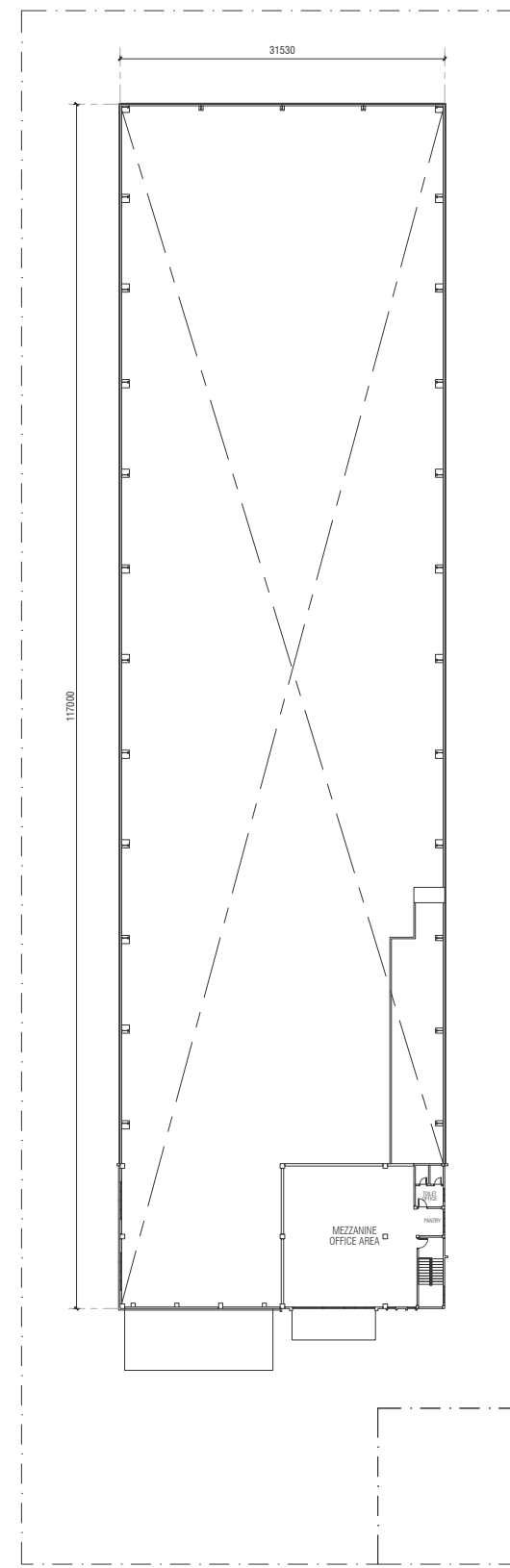
DETACHED FACTORY

SIZE:
159' x 495'

BUILT-UP
45,146SQ.FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

DETACHED FACTORY

STRUCTURE	Reinforced Concrete / Steel Frame / Steel Trusses
WALL	Brick Wall / Metal Cladding Wall / Concrete Wall
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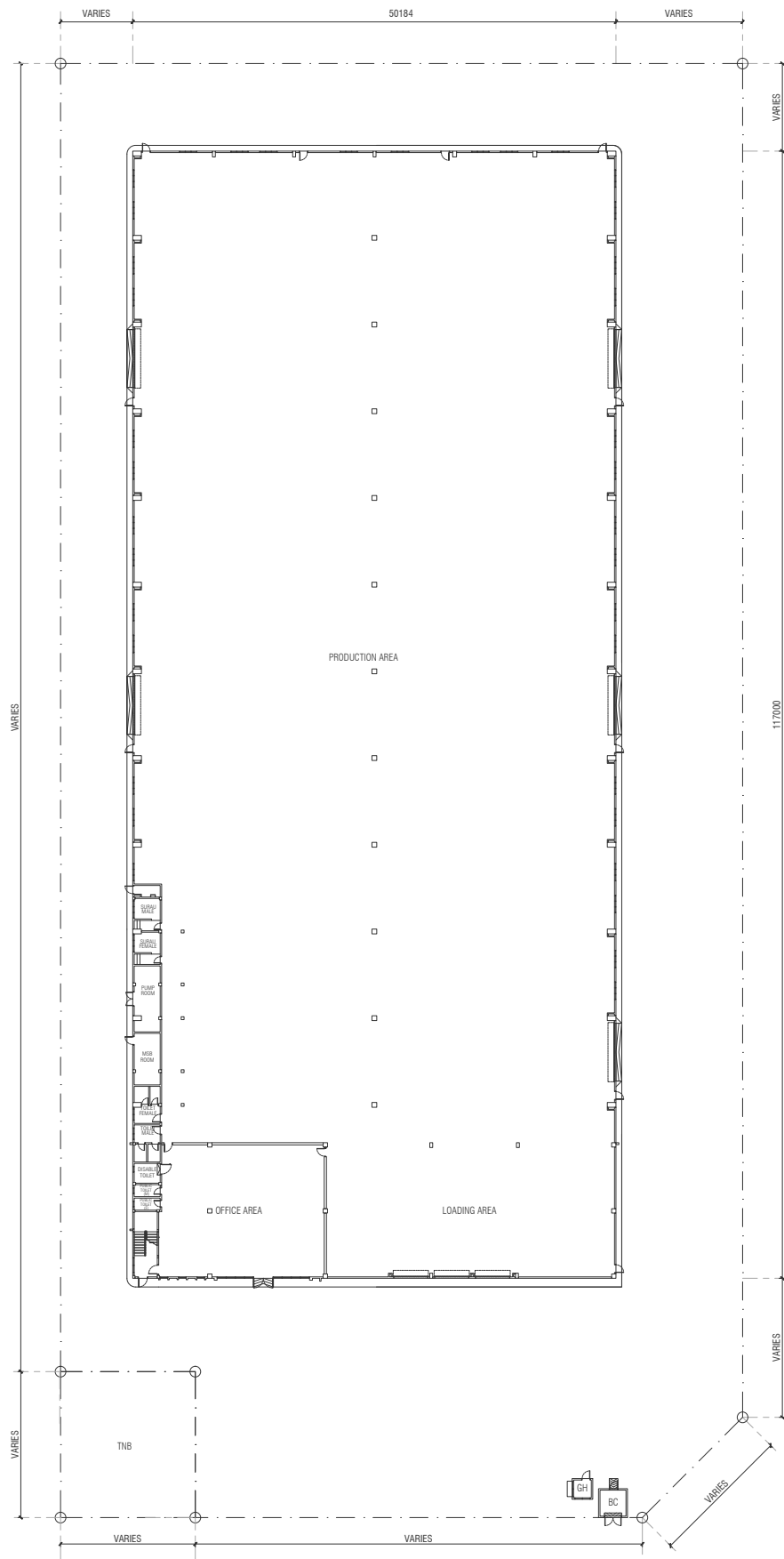
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FLOOR PLAN

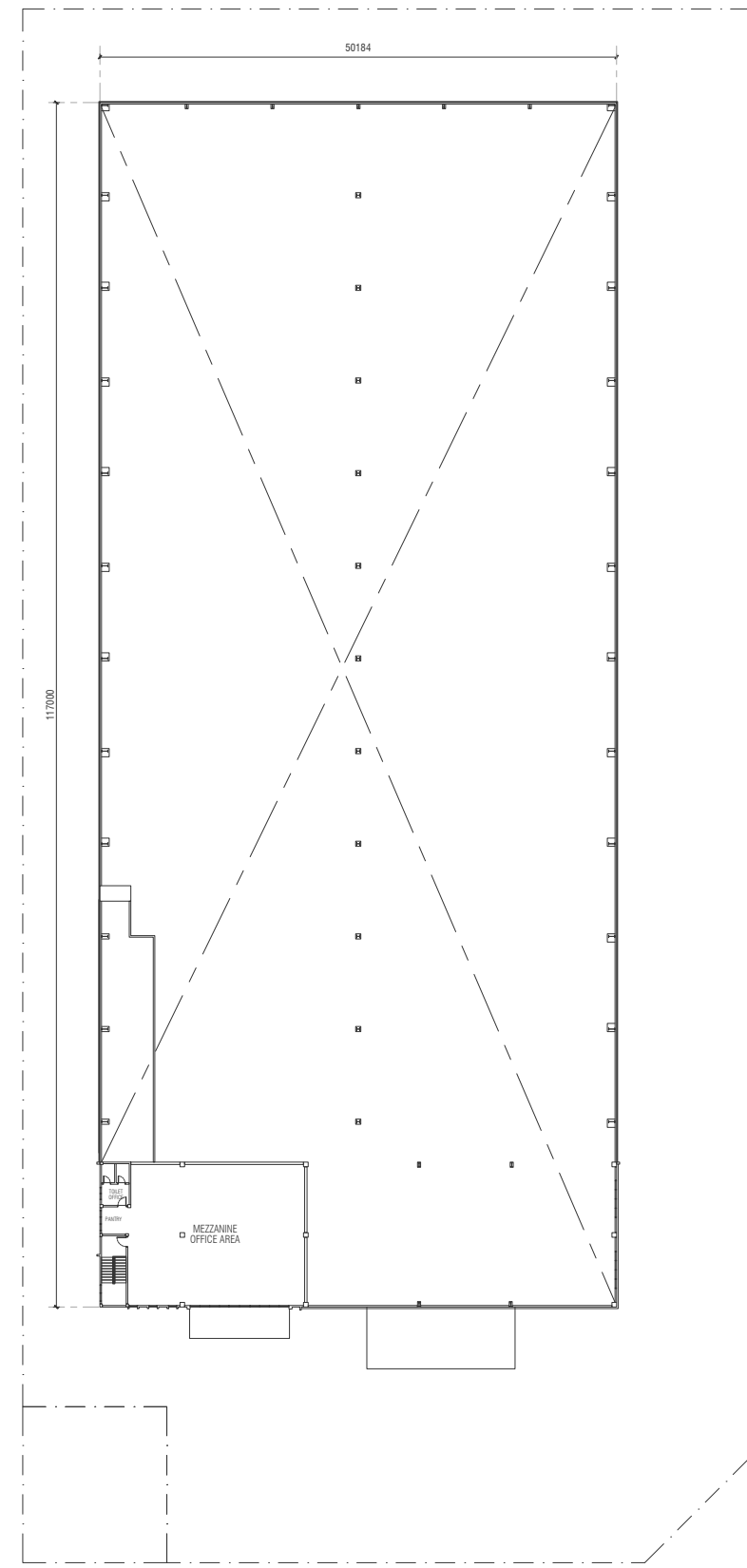
DETACHED FACTORY

SIZE:
232' x 495'

BUILT-UP
69,607 SQ.FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

DETACHED FACTORY

STRUCTURE	Reinforced Concrete / Steel Frame / Steel Trusses
WALL	Brick Wall / Metal Cladding Wall / Concrete Wall
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