ECO BUSINESS PARK II

ISKANDAR MALAYSIA

BEYOND THE

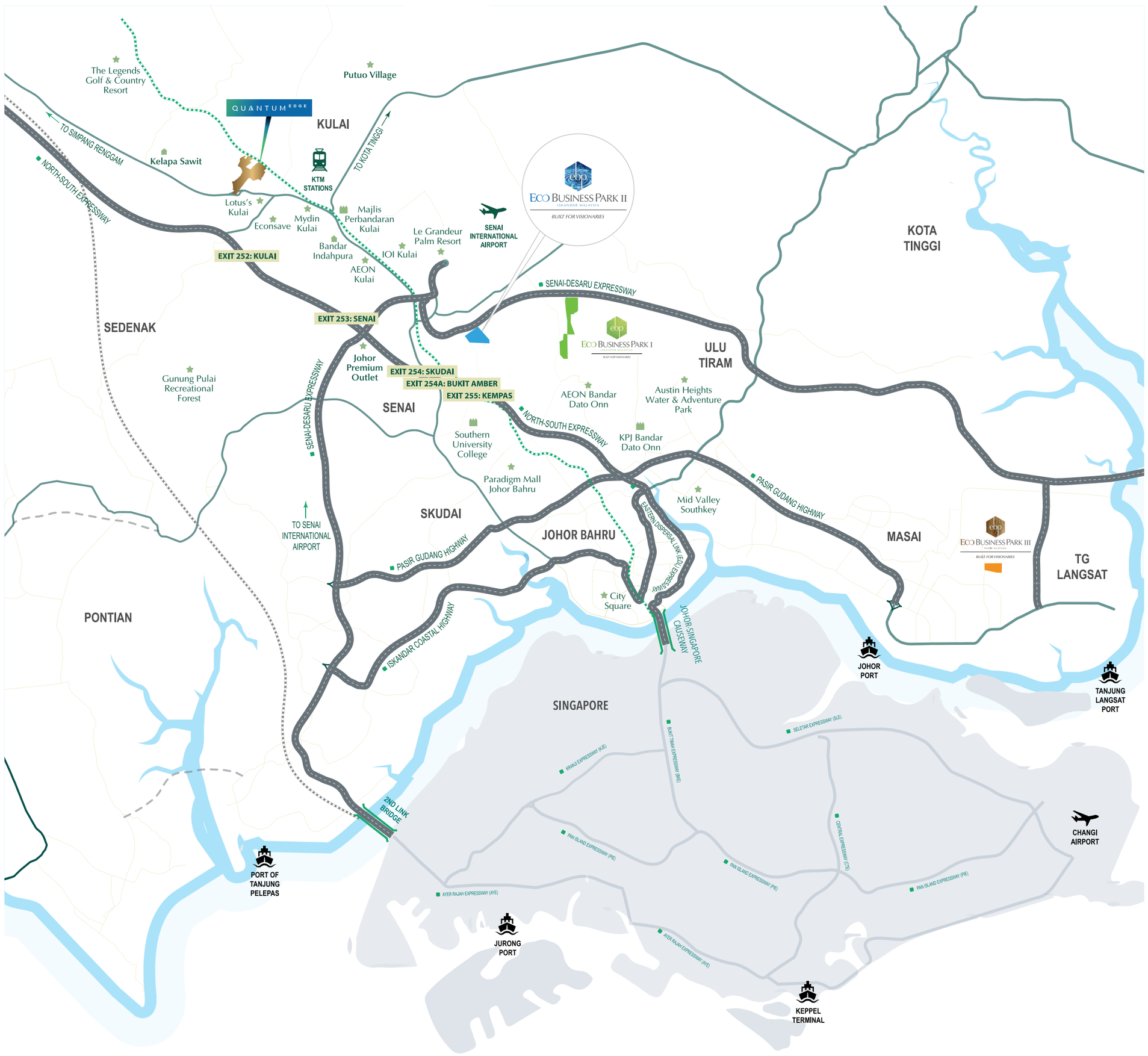
BUSINESS LIFE

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

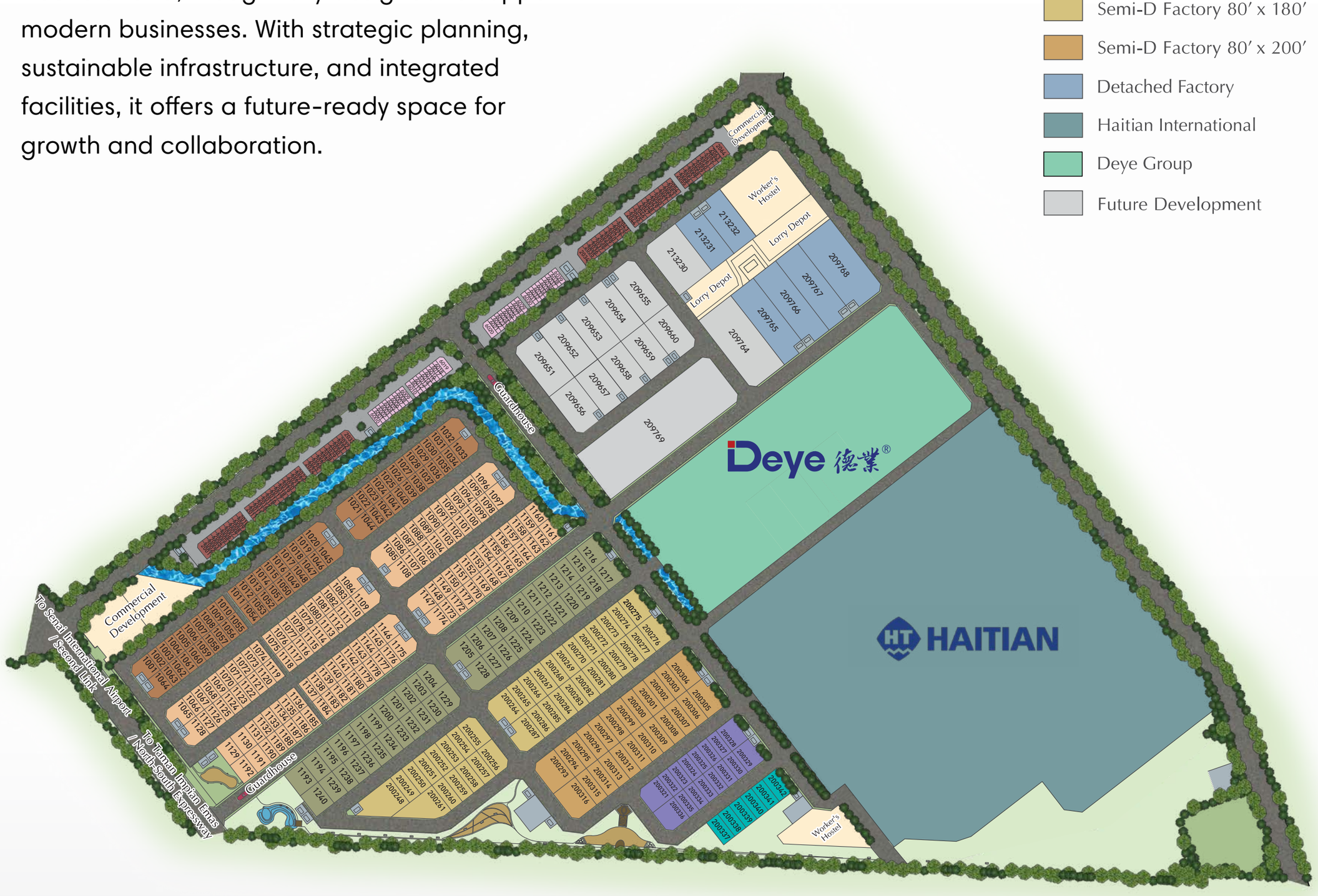
9KM	34KM	50KM	50KM	60KM
Senai International Airport City	Port of Tanjung Pelepas	Johor Port	Singapore Port	Tanjung Langsat Port

- 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

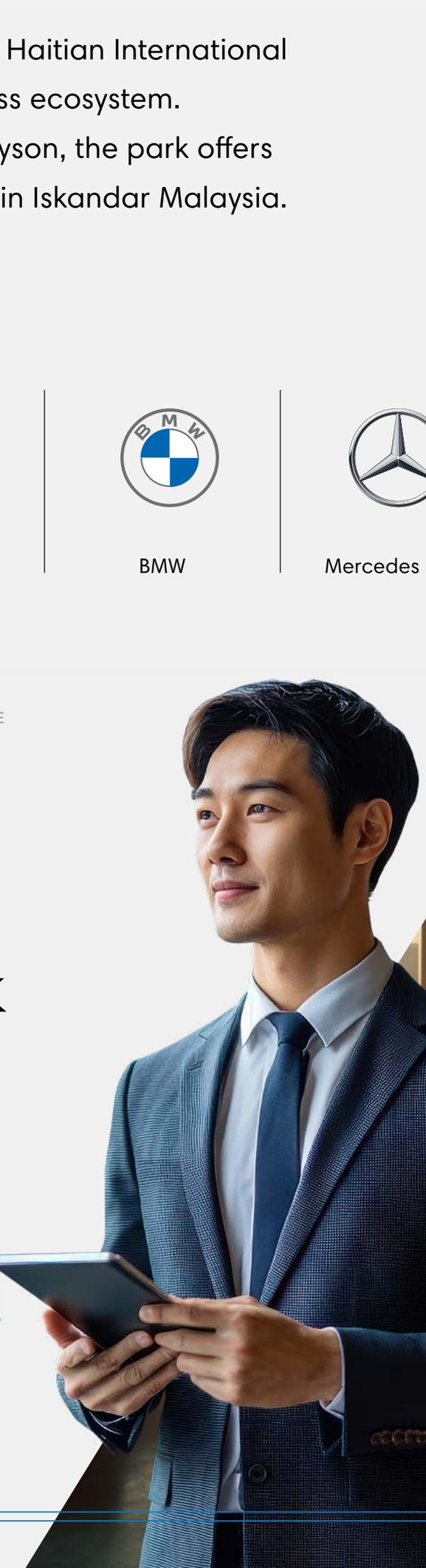
Eco Business Park II spans over 383 acres of freehold land, thoughtfully designed to support modern businesses. With strategic planning, sustainable infrastructure, and integrated facilities, it offers a future-ready space for growth and collaboration.



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

KWSP EPF · LHDN MALAYSIA · PERKESO

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 m^2

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

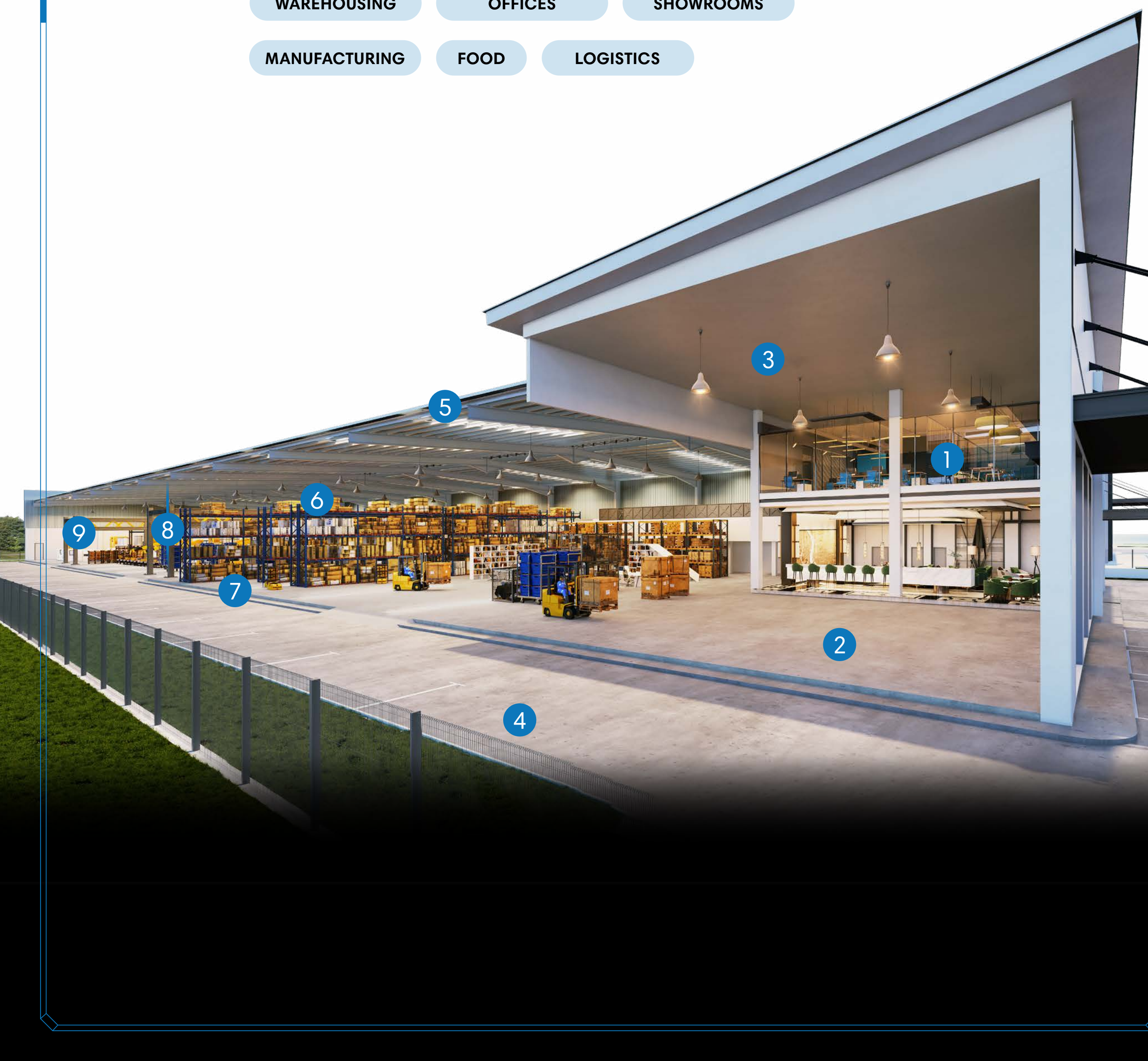
   Loading area with 5 meter height roller shutter enhances the convenience of loading and unloading

8. Factory height: 8 meters

9. Tailor-made for industries such as

WAREHOUSING **OFFICES** **SHOWROOMS**

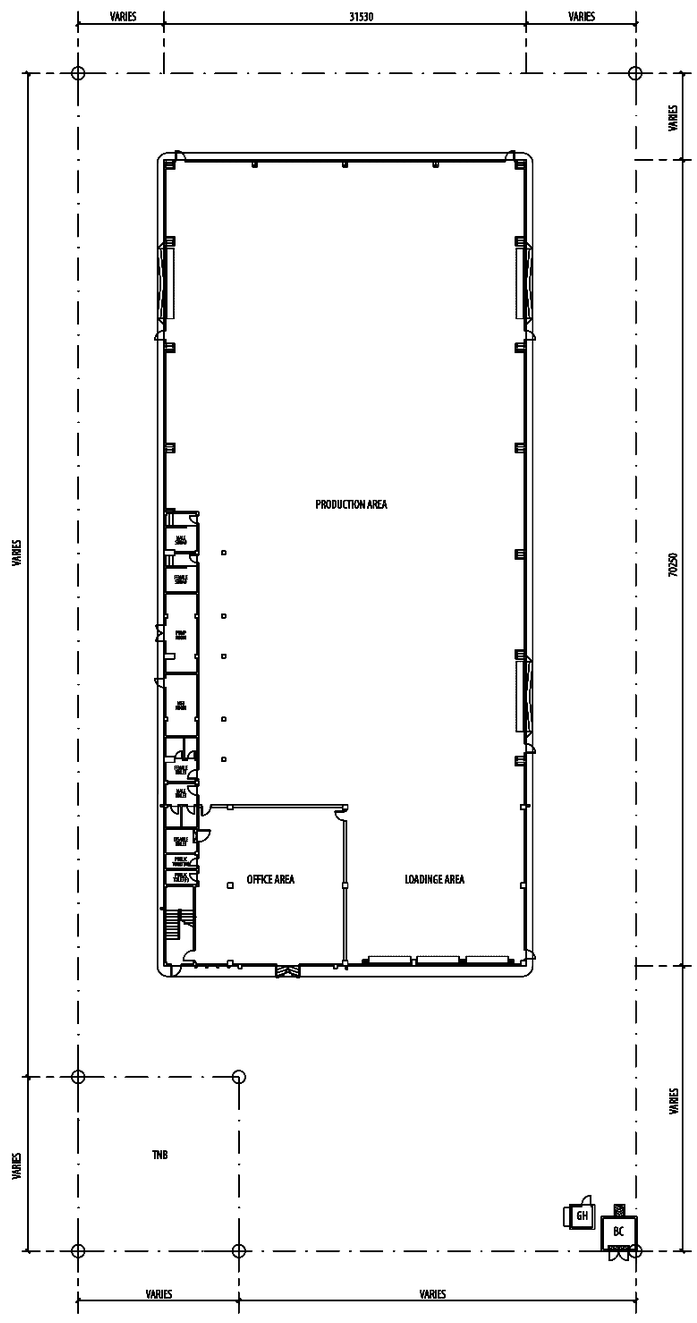
MANUFACTURING **FOOD** **LOGISTICS**



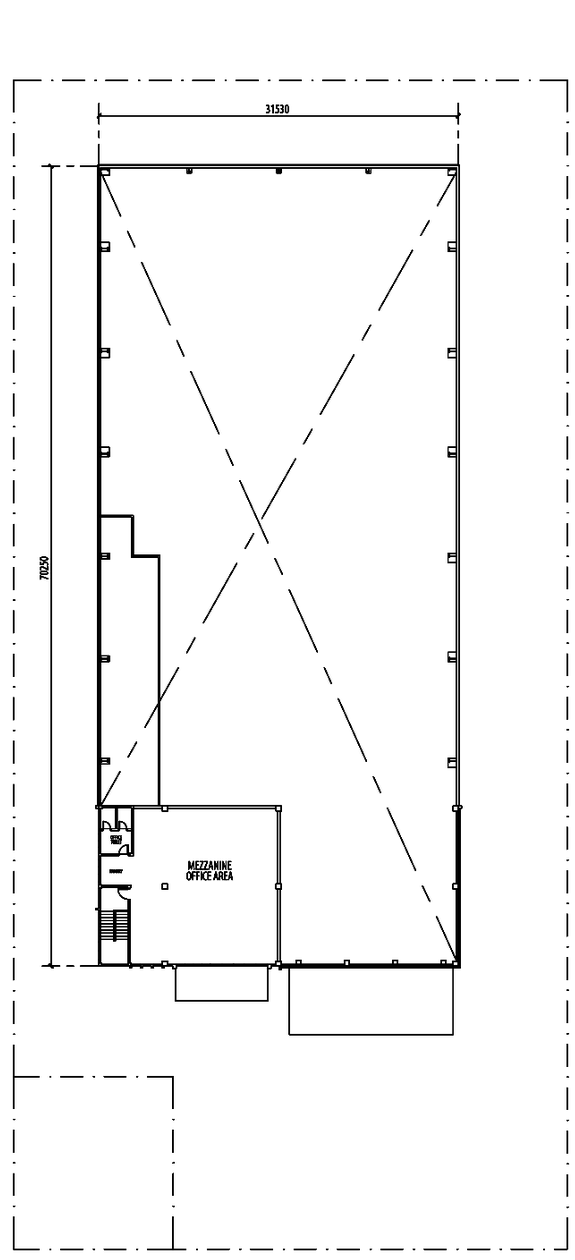
FLOOR PLAN
DETACHED FACTORY

SIZE:
160’ x 336’

BUILT-UP
29,279SQ.FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS
DETACHED FACTORY

STRUCTURE	Reinforced Concrete / Steel Frame / Steel Trusses
WALL	Brickwork / 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 Glass 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

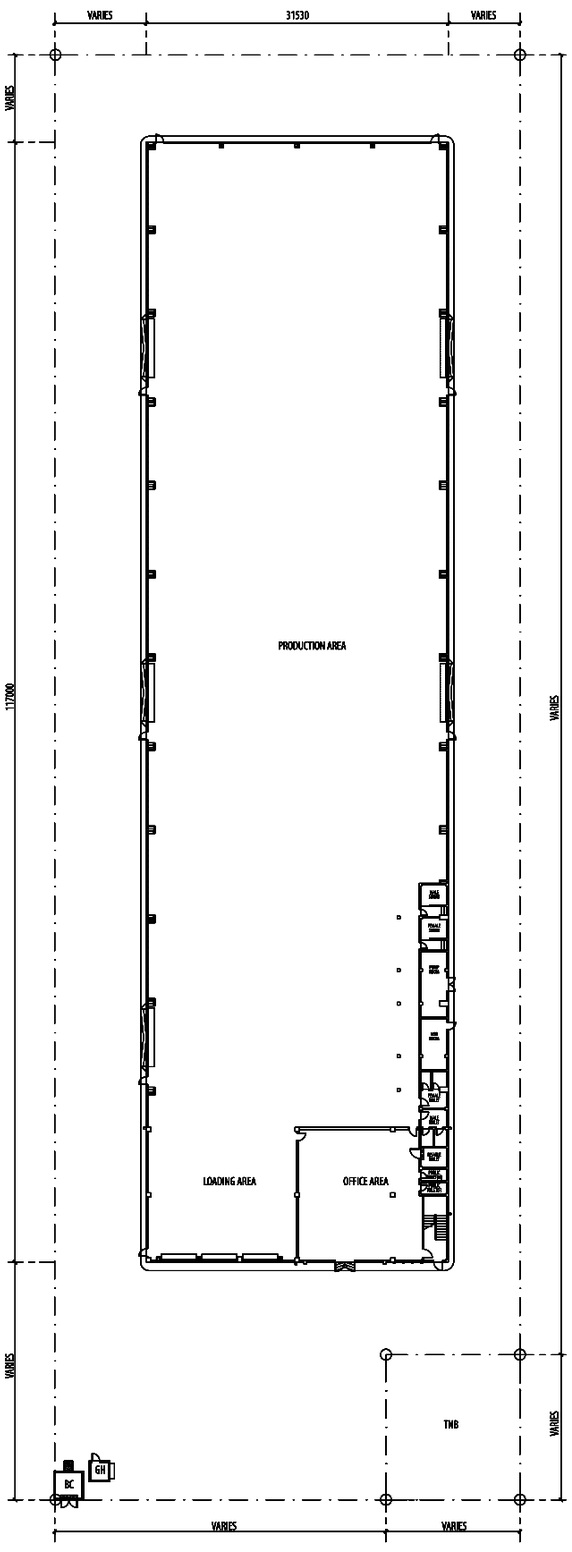
Note: All specifications are subject to change to comply with the requirements of Government Authorities / Engineers and / or Architects as deemed necessary.

FLOOR PLAN

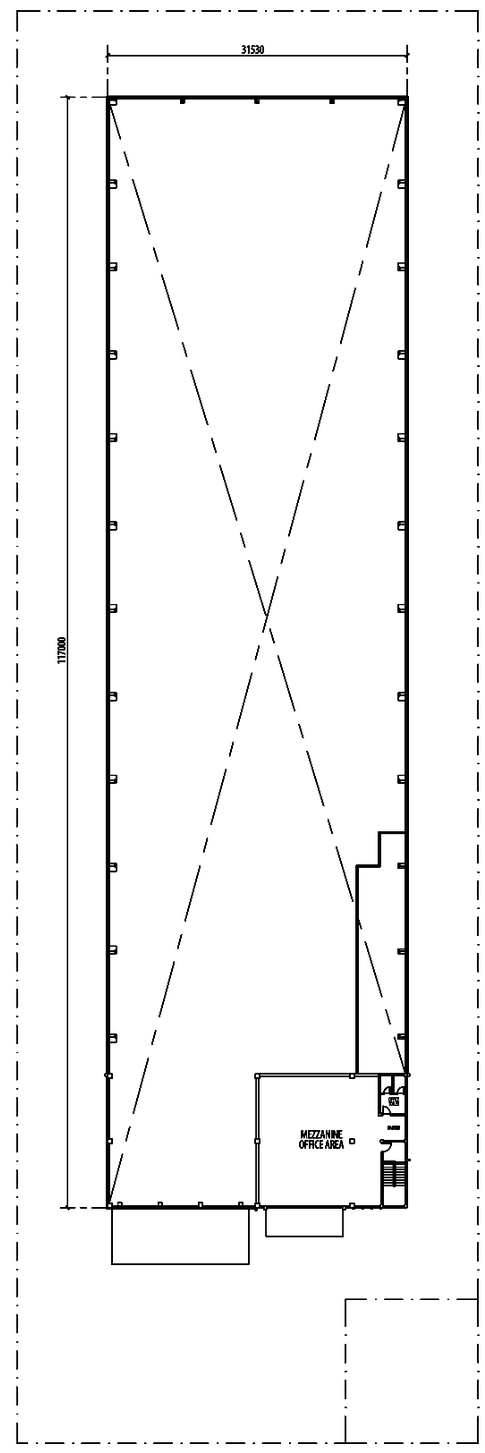
DETACHED FACTORY

SIZE:
159’ x 495’

BUILT-UP
45,146SQ.FT.



GROUND FLOOR



FIRST FLOOR

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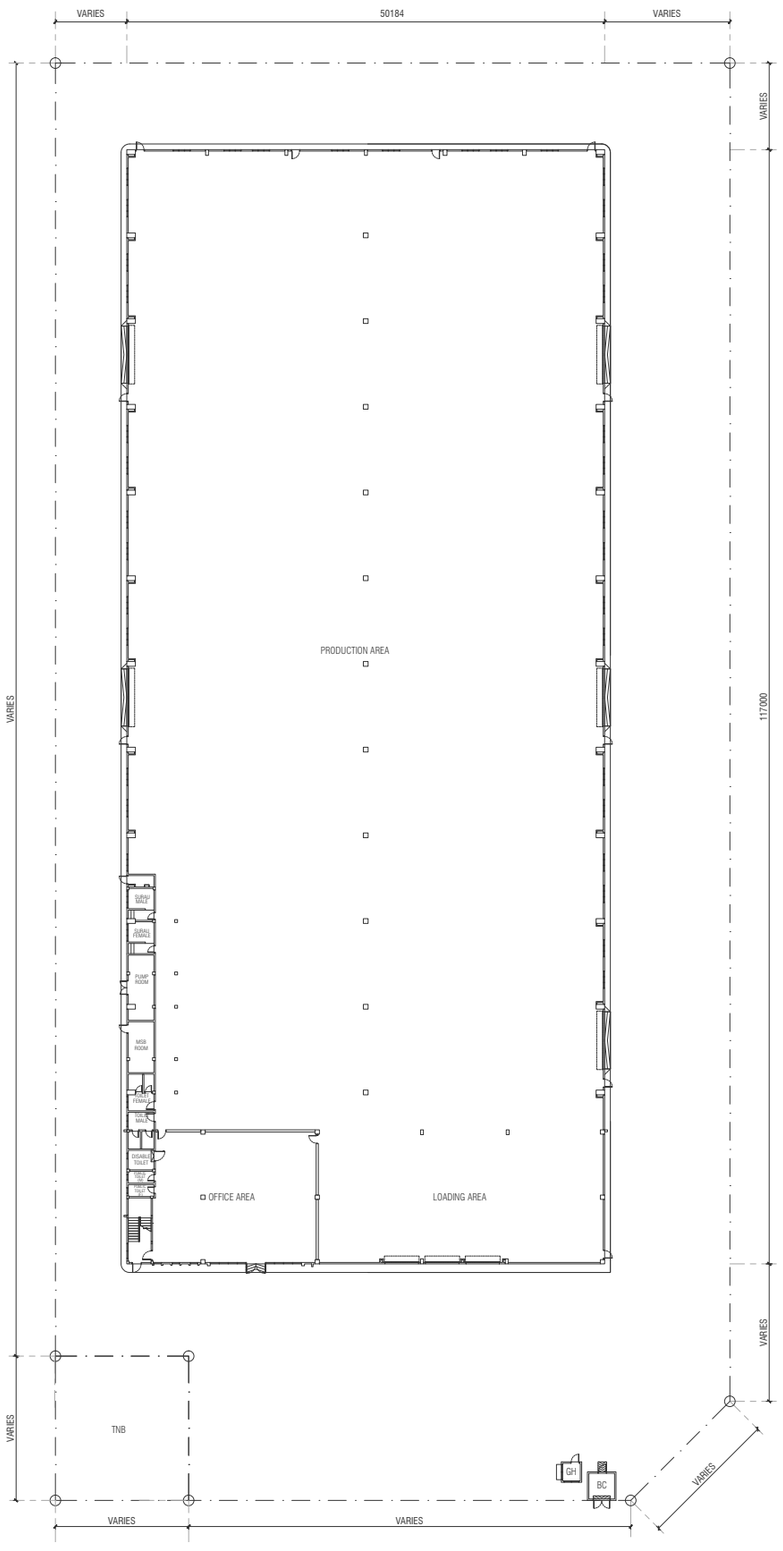
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FLOOR PLAN

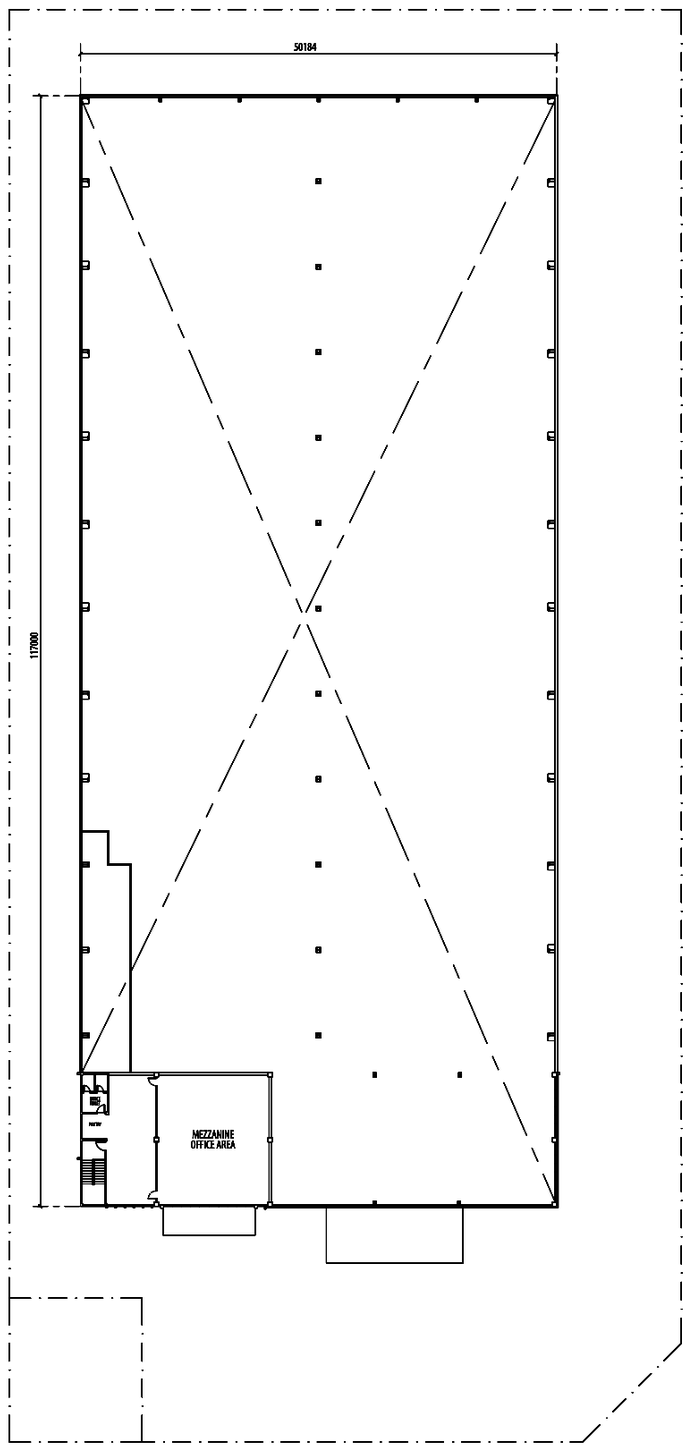
DETACHED FACTORY

SIZE:
232’ x 495’

BUILT-UP
69,607SQ.FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

DETACHED FACTORY

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ECOWORLD

CREATING TOMORROW & BEYOND

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