



ELMINA3
BUSINESS PARK



**FREEHOLD INDUSTRIAL LOTS
PHASE 1A & PHASE 1B**

UNLOCK YOUR NEXT CHAPTER OF SUCCESS AT ELMINA BUSINESS PARK 3

Building on the success of Elmina Business Park 1 & 2, the new Elmina Business Park 3 opens the door to fresh opportunities, greater growth potential, and an expanded vision for industrial excellence. Masterplanned for a dynamic, future-ready ecosystem, it offers seamless connectivity to key supply chain networks and features strategically located freehold industrial lots that deliver exceptional flexibility and scalability for businesses of all sizes.

WHERE INDUSTRY MEETS CONNECTIVITY AND GREEN SPACES



Well-planned Freehold Industrial Park

Spanning 600 acres, offering long-term growth and investment opportunities.



19 Exclusive Lots (2-4 acres)

Prominent exposure to major highways, enhancing visibility and accessibility for businesses.



Highway Frontage Advantage

Direct access from GCE to LATAR, NSE, NKVE, and DASH highways for seamless regional connectivity.



Abundant Green Spaces

Over 70 acres of greenery, including a 25-acre Cycling Park for recreation and wellness.



Aerial View of Elmina Business Park 3
*Artist's impression only

YOUR NEW BUSINESS ADDRESS, CRAFTED BY A MASTER INDUSTRIAL DEVELOPER

Discover a place where industry meets connection, convenience, and growth.

< 5km to Guthrie Corridor Expressway (GCE),
LATAR Expressway & North-South Expressway

2KM

Kuang
KTM Station

25KM

Subang
Airport

30KM

Serendah
ECRL Station

45KM

Port Klang

65KM

KLIA

Excellent Location
Primed for Success

70+ acres of green spaces, including a
25-acre Cycling Park

Enjoy easy access to comprehensive business
and lifestyle amenities at Elmina Business
Park 1 & 2, as well as Elmina City Centre

Holistic Environment
Work Balanced with Well-being

Strong capital appreciation in this corridor with
CAGR between 4%-7% over the last 10 years

Surrounded by a skilled labour pool and a mature
industrial ecosystem, anchored by two hyperscale
data centres and other MNCs

Growth Potential
Backed by Proven Success

YOUR BUSINESS, PERFECTLY CONNECTED.

Located in North Klang Valley, Elmina Business Park 3 is less than 5 km from three
major highways, Guthrie Corridor Expressway (GCE), LATAR Expressway, and
North-South Expressway, providing effortless connectivity by land, sea, and air.



PHASE 1A & PHASE 1B
SITE PLAN



- LEGEND
- LI1 (Phase 1A) - 7 units
 - LI2 (Phase 1B) - 12 units

	Lot No.	Acreage
Phase 1A	BL-LI1-01	4.51
	BL-LI1-02	3.09
	BL-LI1-03	2.41
	BL-LI1-04	2.98
	BL-LI1-05	2.89
	BL-LI1-06	2.72
	BL-LI1-07	2.37
Phase 1B	BL-LI2-01	2.31
	BL-LI2-02	2.24
	BL-LI2-03	2.46
	BL-LI2-04	2.09
	BL-LI2-05	2.34
	BL-LI2-06	2.33
	BL-LI2-07	2.67
	BL-LI2-08	2.54
	BL-LI2-09	2.56
	BL-LI2-10	2.80
	BL-LI2-11	2.81
	BL-LI2-12	4.95



Aerial View of Phase 1A & Phase 1B
*Artist's impression only

A RARE OPPORTUNITY TO OWN FREEHOLD,
PRIME INDUSTRIAL LAND

Be among the first to own a prime industrial estate of Elmina Business Park 3, a 600-acre freehold industrial hub with prime highway access and over 70 acres of green spaces. Discover the perfect blend of connectivity and work-life balance.

