



FREEHOLD INDUSTRIAL LOTS  
PHASE 1A & PHASE 1B

## UNLOCK YOUR NEXT CHAPTER OF SUCCESS AT ELMINA BUSINESS PARK 3

WHERE INDUSTRY MEETS  
CONNECTIVITY AND GREEN SPACES

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.



### 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.

1

**Excellent Location**  
Primed for Success

< 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

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

2

**Holistic Environment**  
Work Balanced with Well-being

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

3

**Growth Potential**  
Backed by Proven Success

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

# 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.

8  
**ELMINA 3**  
BUSINESS PARK



## PHASE 1A & PHASE 1B SITE PLAN



LEGEND

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

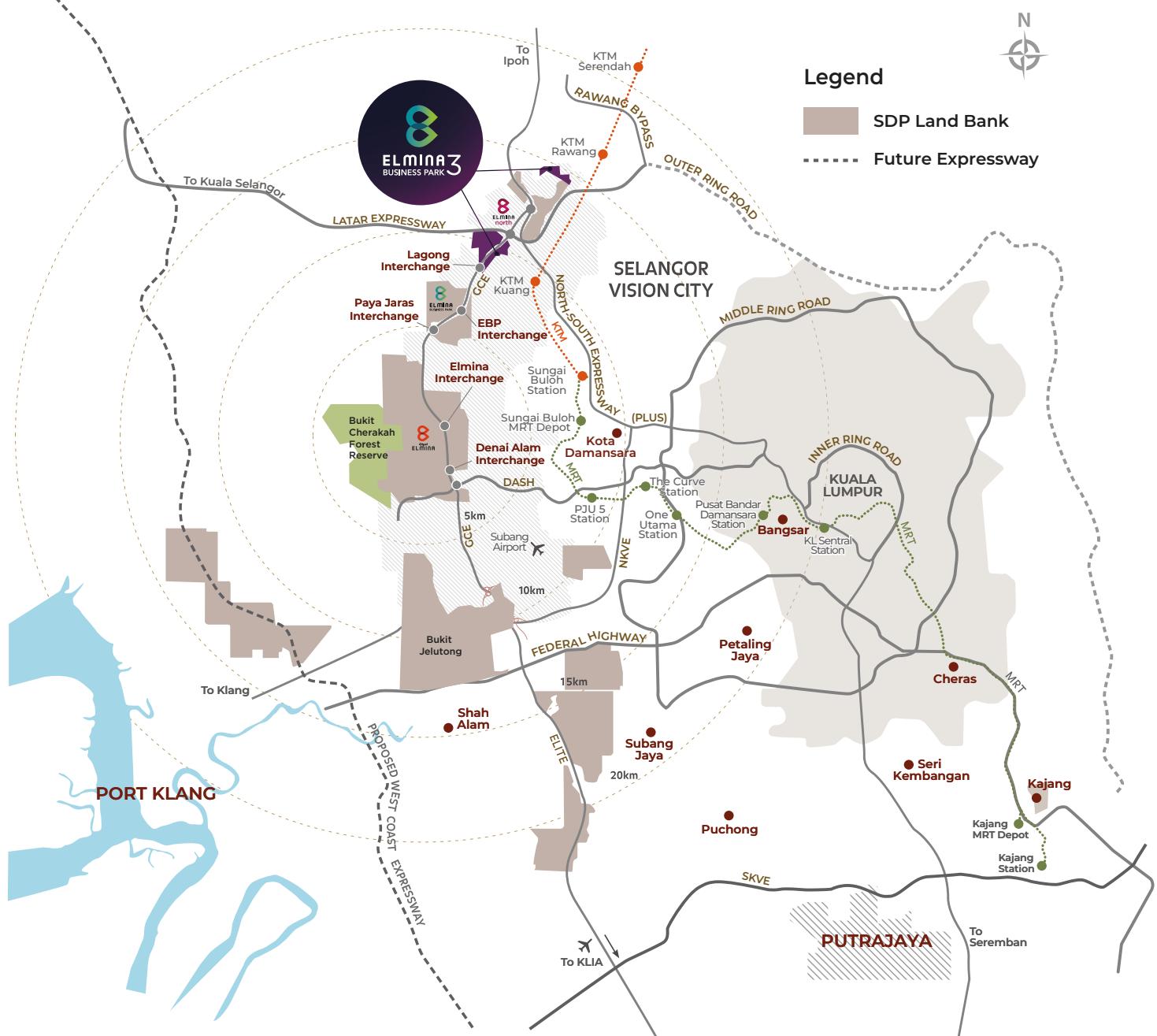
Lot No.	Acreage
BL-LI1-01	4.51
BL-LI1-02	3.09
BL-LI1-03	2.41
BL-LI1-04	2.98
BL-LI1-05	2.89
BL-LI1-06	2.72
BL-LI1-07	2.37
BL-LI2-01	2.31
BL-LI2-02	2.24
BL-LI2-03	2.46
BL-LI2-04	2.09
BL-LI2-05	2.34
BL-LI2-06	2.33
BL-LI2-07	2.67
BL-LI2-08	2.54
BL-LI2-09	2.56
BL-LI2-10	2.80
BL-LI2-11	2.81
BL-LI2-12	4.95



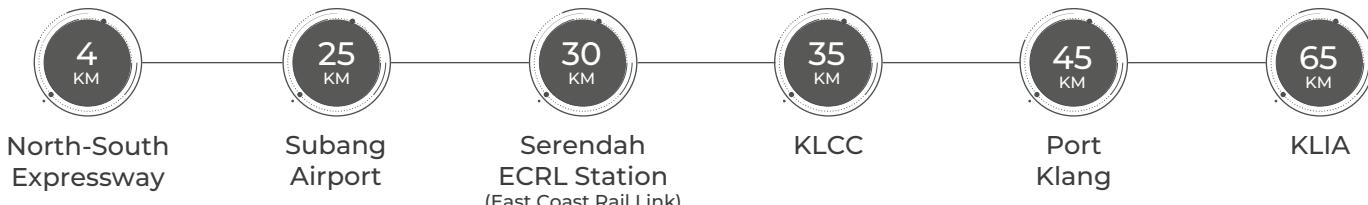
A RARE OPPORTUNITY TO OWN FREEHOLD,  
PRIME INDUSTRIAL LAND

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.



Seamlessly Accessible From The Seaport, Airports, And City Centre.



#### Visit Our Sales Gallery

Elmina Sales Gallery  
No.5, Persiaran Garcina, Elmina, Seksyen U15,  
40170 Shah Alam, Selangor Darul Ehsan

#### Elmina Sales Gallery

Open Daily: 9.30am - 9pm  
(including public holidays)

+603 7849 5700  
[sdp-industrial.com](http://sdp-industrial.com)

**YOUR GO-TO INDUSTRIAL EXPERTS**

STRATEGIC LOCATION • INDUSTRIAL SOLUTIONS • FUTURE READY



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