



SIME DARBY PROPERTY
XME2
BUSINESS PARK

NILAI IMPIAN

The Epicenter of Industrial Growth

Riding on the phenomenal success of XME Business Park, Sime Darby Property is thrilled to unveil yet another pioneering industrial enclave.

XME Business Park 2 is strategically positioned on prime freehold land, offering exceptional accessibility through direct connections to several major highways. Boasting high visibility from the Nilai Toll Plaza, this development is ideally located within a mature residential neighborhood with a local population of 630,484 within a 10 km radius. Supported by numerous amenities and a skilled talent pool, XME Business Park 2 is limited to just 37 exclusive units of detached and semi-detached factories. It is destined to become the centerpiece of the thriving industrial zone in Southern Klang Valley, setting new standards for industrial excellence.

XME
BOULEVARD
NILAI IMPIAN

SIME DARBY PROPERTY
XME
BUSINESS PARK
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XME2
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NILAI IMPIAN

Sime Darby Property
Nilai Impian Gallery

NILAI
IMPIAN

TO SEREMBAN

AEON
NILAI

PLUS HIGHWAY

14 ACRE
LAKE GARDEN

NILAI
TOLL PLAZA

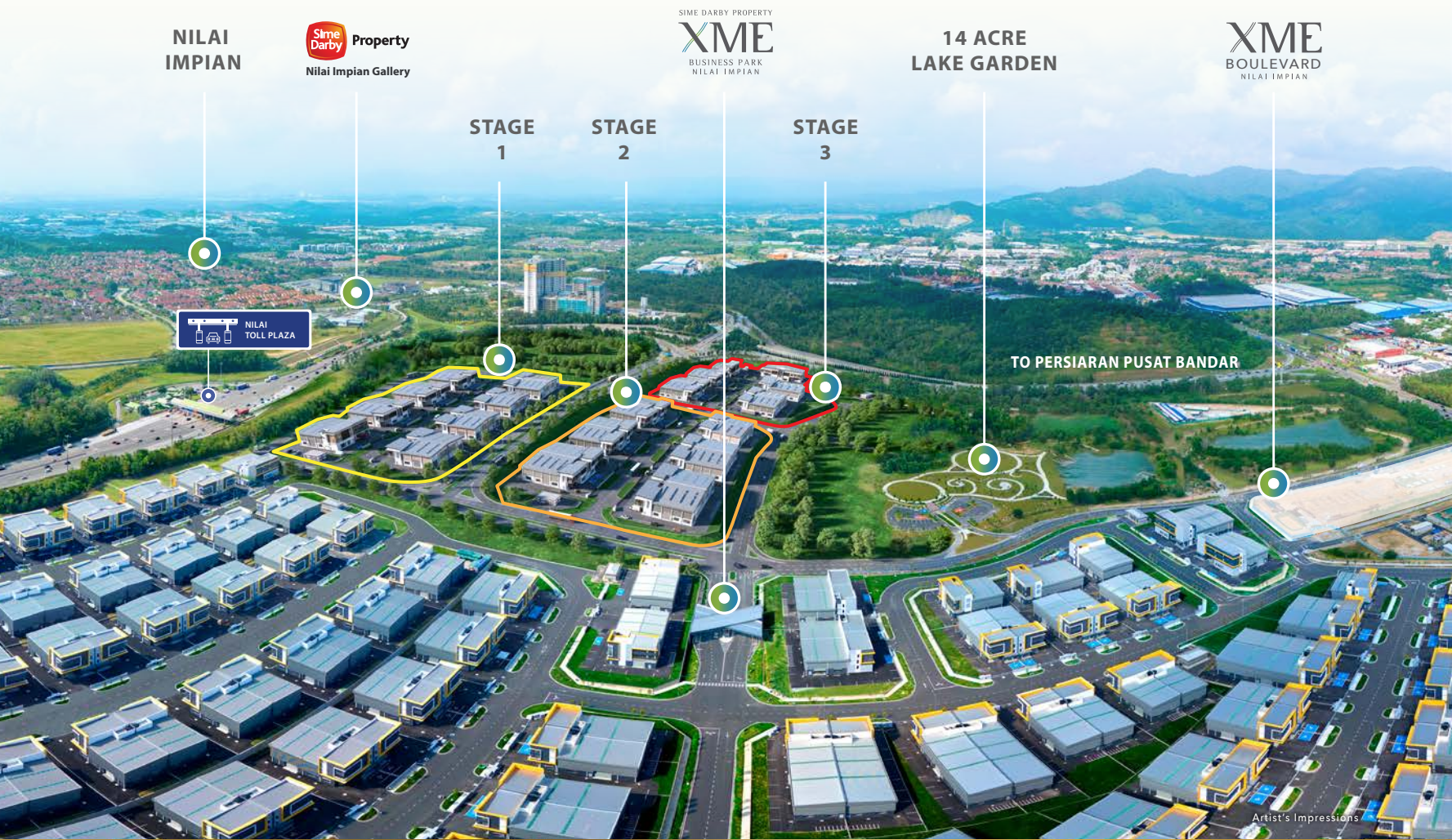
TO KUALA LUMPUR & KLIA

Capitalizing on Success

Introducing Our Next Industrial Landmark

SIME DARBY PROPERTY XME2 BUSINESS PARK

NILAI IMPIAN



Well-connected
to major highways

PLUS • LEKAS • ELITE



630,484
Local Population

within 10km radius



Conveniences are
within reach

3.5km Aeon, Lotus's & Giant
5.8km MesaMall
6.6km Aurelius Hospital



A huge pool of
diverse talent

Immediate availability
of talent pool from
surrounding universities



LEGEND

- RP Retention Pond
- ST Suction Tank
- WT Water Tank
- STP Sewerage Plant Station
- PPU Main Distribution Substation
- TMI Transmission Main Intake



NILAI TOLL PLAZA

Legend

- Stage 1
- Stage 2
- Stage 3

Detached Factory

- D1
- D2
- D3

Semi-Detached Factory

- SD1
- SD2
- SD3
- SD4

Future Development



Site Plan



Sustainable Building Features

- **Rainwater Harvesting**
300L tank capacity for gardening & irrigation
- **Solar System Infra Ready**
For future solar system installation
- **Optimize Opening**
Opening size provide at minimum 10% and 5% as required
- **EV Charger Infra Ready**
Infra ready for future EV Charger Installation

MULTIPLE LOADING ACCESS TO PRODUCTION AREA

To ensure maximum throughput and efficiency

FLOOR LOADING CAPACITY

Maximum of 10kN/m² that ensures the floor can support necessary equipment and occupants

TRIPLE VOLUME WAREHOUSE SPACE

Minimum 9-meter height clearance

LARGE OFFICE SPACE

Two Floors of open office area to suit expanding and growing business

WIDE MAIN LOADING AREA

Able to cater 40 feet trucks at a time



Artist's Impressions

CROSS SECTION VIEW



Artist's Impressions

SD1 SEMI-D FACTORY

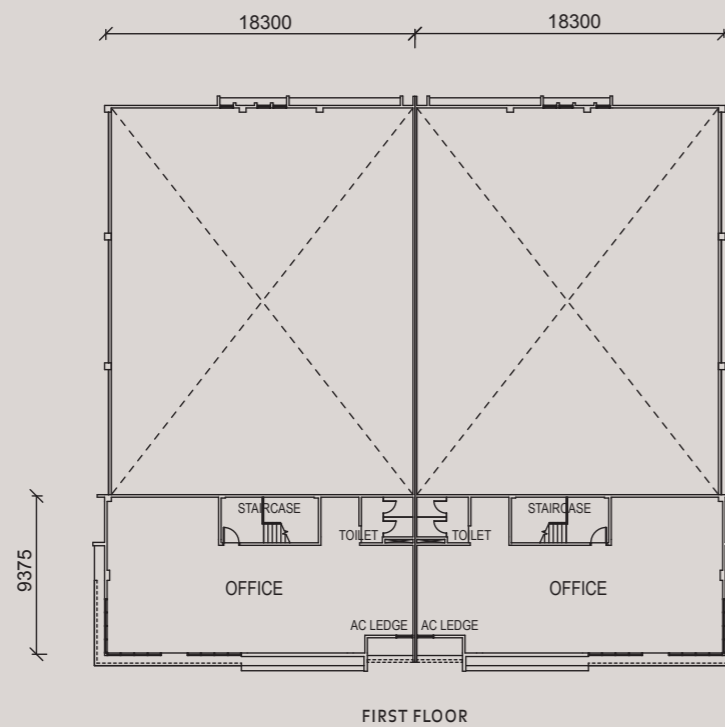
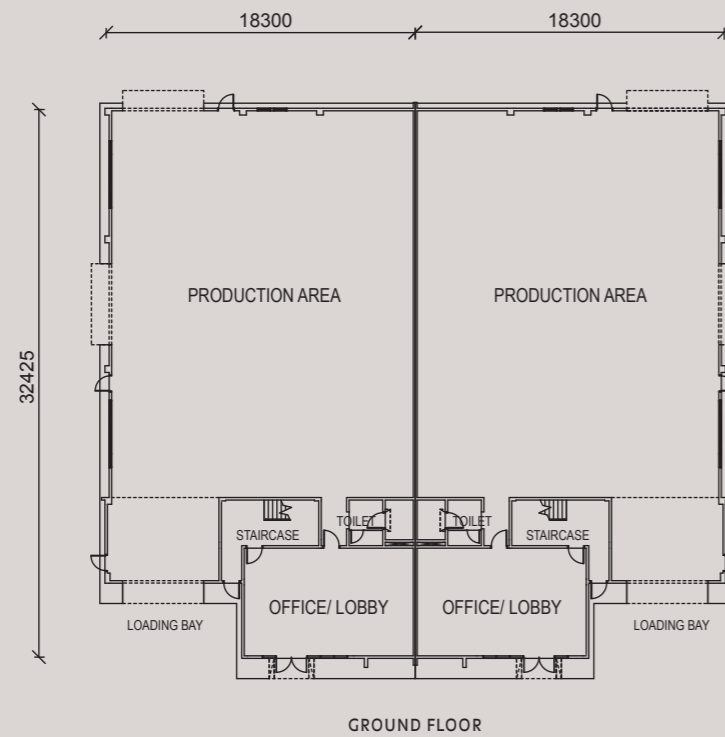
- Land Area: 15,471.83 sq.ft. - 29,813.23 sq.ft.
- Built-up Area: 8,397.52 sq.ft.

SD1

SEMI-DETACHED FACTORY

Land Area
15,471.83 sq.ft. -
29,813.23 sq.ft.

Built-up Area
8,397.52 sq.ft.



SPECIFICATIONS

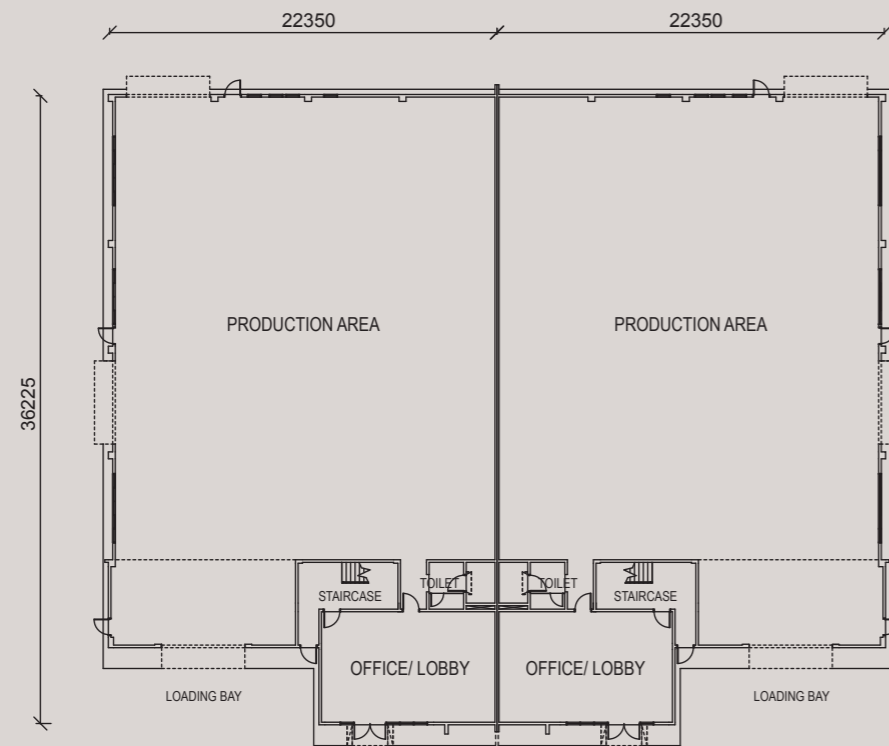
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby	: Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 51
	Power Point	: 36
	Exit Sign	: 6
	Emergency Lighting	: 8
	Isolator Point	: 3
	Air-Cond Point	: 3
	Data Point	: 2
	Auto Gate Point	: 2
Telecommunication Point	: 1	
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment
		: TNB Meter Compartment
		: Letter Box

SD3

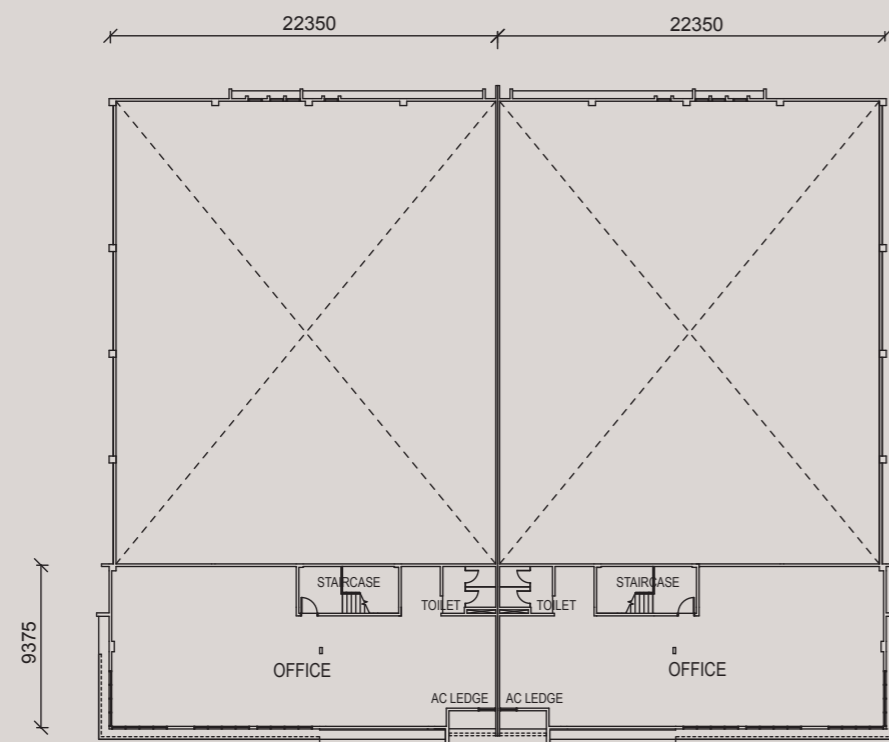
SEMI-DETACHED FACTORY

Land Area
20,987.90 sq.ft. -
22,563.31 sq.ft.

Built-up Area
11,139.84 sq.ft.



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

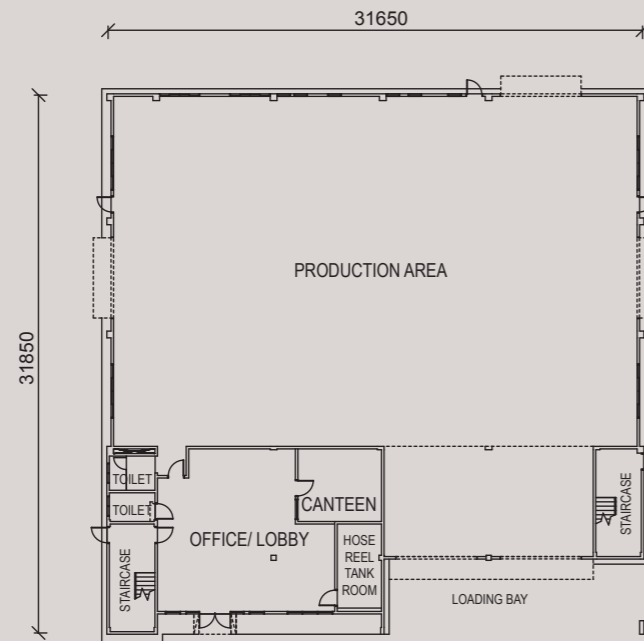
Structure	Production Area	: Reinforced Concrete
	Office Area	: Reinforced Concrete
Walls	Internal Wall (Office)	: Masonry
	External Wall (Office)	: Masonry
	External Wall (Production Area)	: Masonry / Wall Cladding
Roof	Roof Covering	: Metal Deck Roof / Translucent Sheet / RC Slab
	Roof Framing	: Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area	: Motorized Roller Shutter, Mild Steel Doors
	Lobby	: Glass Door
	Office Area / Staircase	: Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area	: Plaster & Paint / Wall Cladding
	Office Area / Lobby	: Plaster & Paint
	Staircase	: Plaster & Paint
	Toilet	: Tiles / Phenolic Board
Floor Finishes	Production Area	: Floor Hardener
	Office Area / Lobby	: Cement Render
	Staircase	: Cement Render with Nosing Tiles
	Toilet	: Tiles
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point	: 63
	Power Point	: 40
	Exit Sign	: 6
	Emergency Lighting	: 9
	Isolator Point	: 3
	Air-Cond Point	: 3
	Data Point	: 2
	Auto Gate Point	: 2
Telecommunication Point	: 1	
Internal Telephone Trunking & Cabling		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment
		: TNB Meter Compartment
		: Letter Box

D2

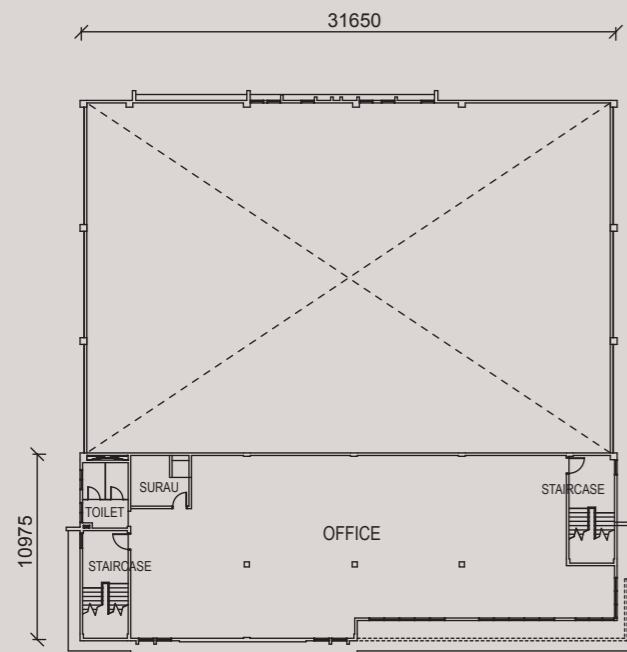
DETACHED FACTORY

Land Area
30,036.48 sq.ft.

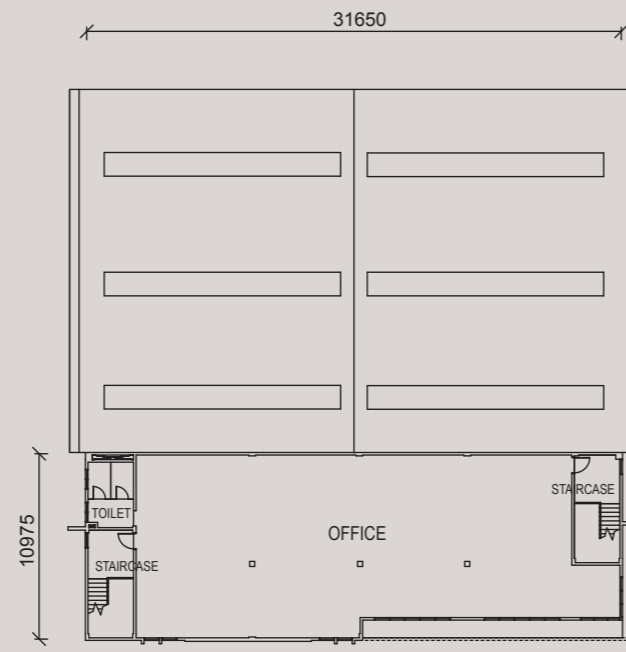
Built-up Area
18,405.28 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

Structure	Production Area Office Area	: Reinforced Concrete : Reinforced Concrete
Walls	Internal Wall (Office) External Wall (Office) External Wall (Production Area)	: Masonry / Dry Wall : Masonry : Masonry / Wall Cladding
Roof	Roof Covering Roof Framing	: Metal Deck Roof / Translucent Sheet / RC Slab : Metal Truss
Ceiling	Office Area	: Suspended Ceiling / Plaster & Paint
Windows	All	: Aluminium Frame Glass Panel
Doors	Production Area Lobby Office Area / Canteen / Surau / Toilet Staircase	: Motorized Roller Shutter, Mild Steel Doors : Glass Door : Timber Flush Door / Fire Rated Door : Fire Rated Door
Ironmongeries		: Lockset with Accessories
Wall Finishes	Production Area Office Area / Lobby / Canteen Staircase Toilet Surau Ablution Hose Reel Tank Room	: Plaster & Paint / Wall Cladding : Skim Coat / Plaster & Paint : Plaster & Paint : Tiles / Phenolic Board : Tiles up to 1500mm high : Plaster & Paint
Floor Finishes	Production Area Office Area / Lobby / Canteen Staircase Toilet Surau Ablution Hose Reel Tank Room	: Floor Hardener : Cement Render : Cement Render with Nosing Tiles : Tiles : Tiles : Cement Render
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings
Mechanical & Electrical	Light Point Power Point Exit Sign Emergency Lighting Isolator Point Air-Cond Point Data Point Auto Gate Point Telecommunication Point	: 120 : 75 : 10 : 21 : 3 : 8 : 3 : 2 : 1
Internal Telephone Trunking & Cabing		: Provided
Fencing		: GI Fencing, Brick Wall, MS Gate
Fire Protection System		: Fire Alarm System : Portable Fire Extinguisher
Miscellaneous		: Refuse Compartment : TNB Meter Compartment : Letter Box



For enquiries

06 794 8383

www.simedarbyproperty.com



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