



EXCLUSIVE SEMI-D FACTORIES

Within the Township of



Right Price, Right Location, Right Time

At Green Industrial Park (GRIP) Kota Puteri Crown City, we are committed to pioneering a greener industrial park with the belief that industry and sustainability can coexist.

Expand your business horizon at the community of like-minded industry players as we ensure high-return investments with international standards of sustainable ecosystem.

Phase 1

OPEN FOR BOOKING

135 ACRES

Kota Puteri Sek.9
Apartment & RSKU

From
JKR B54

Phase 2

FUTURE DEVELOPMENT

79 ACRES

Kota Puteri
Sek. 6

MAIN ENTRANCE





ESG-Compliance
Sustainability



Strategic
Location



Excellent Accessibility
via Major Highways



MIP & GreenRE
Certified



Infrastructure
Ready



World-Class
Amenities



Suitable for Light &
Medium Industry



Federal & State
Government
Incentives Available

Phase 3
FUTURE DEVELOPMENT
159 ACRES

Selangor Fruit
Valley

Targeted Industries



F&B
Manufacturing



Logistics



Warehousing



Electrical &
Electronics



Automotive



Machinery &
Equipment

From
JKR B54

*Artist's impression only



Connectivity That Moves Industry Forward



In the vicinity of two international airports with specialised cargo services.

- Kuala Lumpur International Airport 1 & 2
- Subang Airport



Close to the world's 10th-busiest container port — ideal for general, container, and specialised shipping needs.

- Port Klang

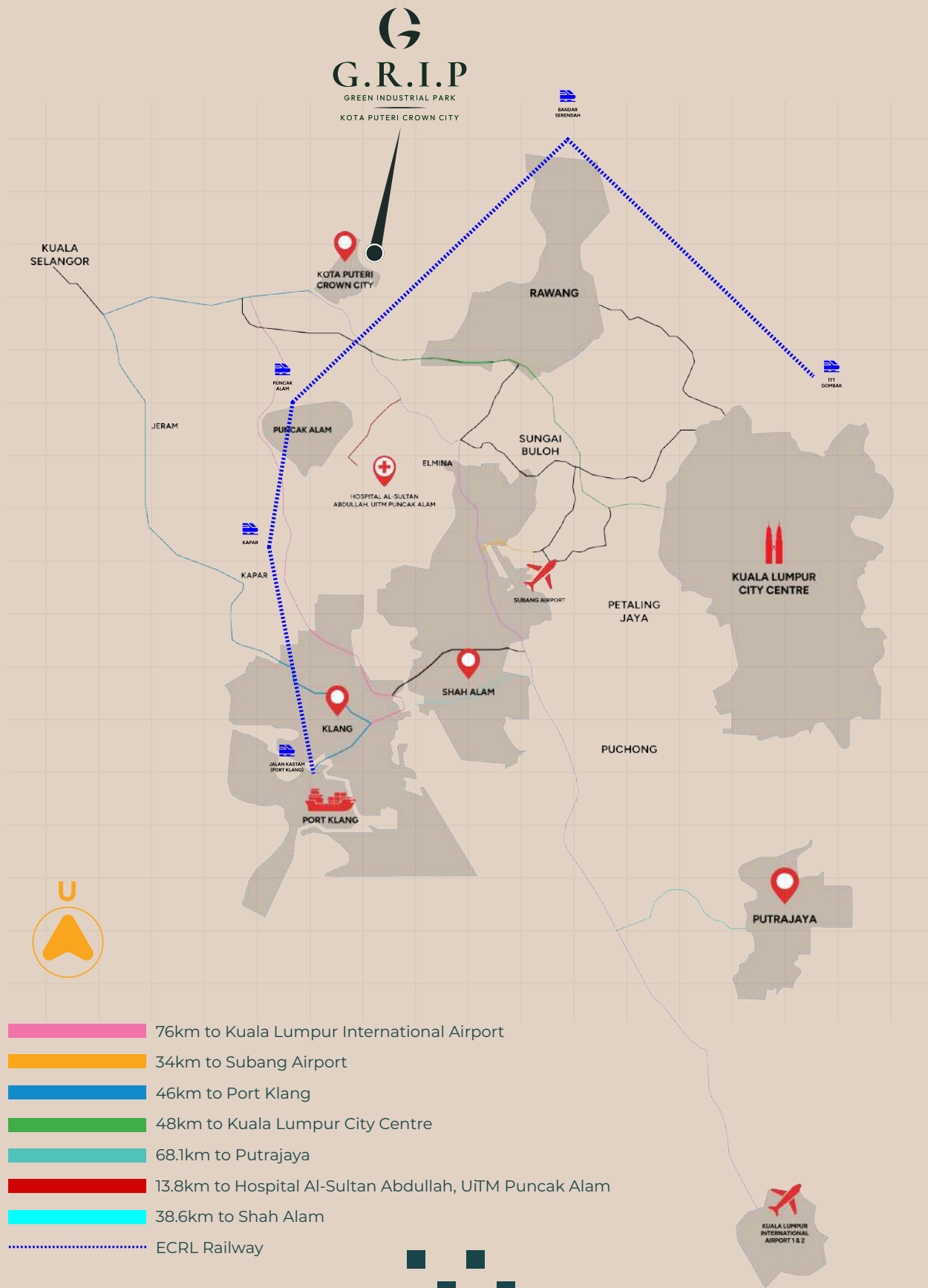


Seamless connectivity to key landmarks via major highways.

- LATAR Expressway
- WCE Highway
- PLUS Highway
- GUTHRIE Corridor Expressway



Accessibility That Is Second To None





A Future-Ready Hub to Work and Grow



GRIP KPCC is where industry meets intention — thoughtfully built for progress, balance, and belonging. Here, every element flows in harmony, creating a place where businesses thrive with purpose and peace of mind.



*Artist's impression only

Built for Sustainability

At GRIP KPCC, sustainability is not an afterthought — it's the foundation. Every lot, every structure, and every feature is purposefully designed to support green industries and responsible growth.



Eco-Friendly Features



EV Charging Point



Solar Streetlights



Rainwater Harvesting System



15-Acre Public Park



Use of Green Building Materials



Waste Management



Bicycle Lane

Integrated Community Features



Clubhouse



Co-Working Space



Show Gallery



Industrial Park Management Office



Sport Facilities



Commercial Centre



Gas Station



Centralised Labour Quarters



Security Features



24/7 CCTV Surveillance



LPR (Licence Plate Recognition) System



Drone Security Inspection



Guarded & Gated

Note/Disclaimer:

The MIP Initiative and its facilities are subject to State Government policies and approval. In the event the initiative is discontinued, management responsibilities will be delegated to the relevant local authority through an appointed park manager.

At the Heart of Industrial Growth

Positioned for performance, GRIP KPCC offers direct access to key logistics routes, robust infrastructure, and future-ready facilities. Designed for manufacturers, distributors, and fast-growing industries, GRIP KPCC serves as a catalyst for streamlined operations and sustainable business growth. This is where serious business takes root — and accelerates.



*Artist's impression only



Phase 1 OPEN FOR BOOKING



**Total of 13
Industrial Lots**



**Total of 52 Units
Semi-D Factories**



**Development Period
2024-2027**



**High Capacity
Power Supply
(132kVA, 275 kVA
& 500 kVA)**

 Industrial Lots  Semi-D Factories Type 1A  Semi-D Factories Type 1B

Comprehensive Infrastructure to Promote A Greener Industrial Park

Road	• 132' main access road & 66' internal road
Drainage	• Covered surface drainage & low flood-risk area
Stormwater Management	• Rainwater harvesting system (Semi-D Factories & Clubhouse) • Dual use retention pond for stormwater storage and recreation
Retention Pond	• Rainwater harvesting system (Semi-D Factories & Clubhouse)
Waste Management	• Connected to centralised Sewage Treatment Plan (STP) in Kota Puteri
Scheduled Waste Management	• Provided by park manager via special arrangement
Power Supply	• 42.2MW / 49.6MVA • Option to purchase renewable energy (RE) from service provider i.e Worldwide Holdings/ SIC (subject to availability)
Street Lightings	• Solar-powered LED, smart lighting system
Telecommunication	• Fiber optic, 4G & 5G • WiFi at Clubhouse
Safety & Security	• 24/7 main access control & guard rounds • CCTV Monitoring & Park Manager Emergency Response Team
Landscape	• 27 acres of thematic green area
Commercial Centre	• Clubhouse with café, show gallery, co-working space, meeting rooms & 15-acre public park • 11-acre commercial plot & petrol station
Gas Supply	• Available GAS Malaysia take off supply from Jalan Kuala Selangor B54
Water Supply	• Water supply for light and medium industry with dedicated water tank

Designed to Cater to a New Generation of Industry

GRIP KPCC offers industrial components tailored to meet diverse business needs — from large-scale enterprises to emerging ventures.

01

• Lot size 70' X 200'

02

• 10M Width Entrance Space

03

• Min 9M Ceiling Height

04

• 12M Covered Docking Area

05

• 6M Width Internal Road

06

• Ample Parking Bays

07

• Management Office Area

08

• Loading/Unloading Area

09

• EV Charging Point

10

• 150 AMP Power Capacity

11

• Point Ready For Solar Panel

12

• Flowing Water Feature Behind Each Unit

13

• Rainwater Harvesting System



*Artist's impression only

Phase 1 Semi-D Factories
OPEN FOR BOOKING

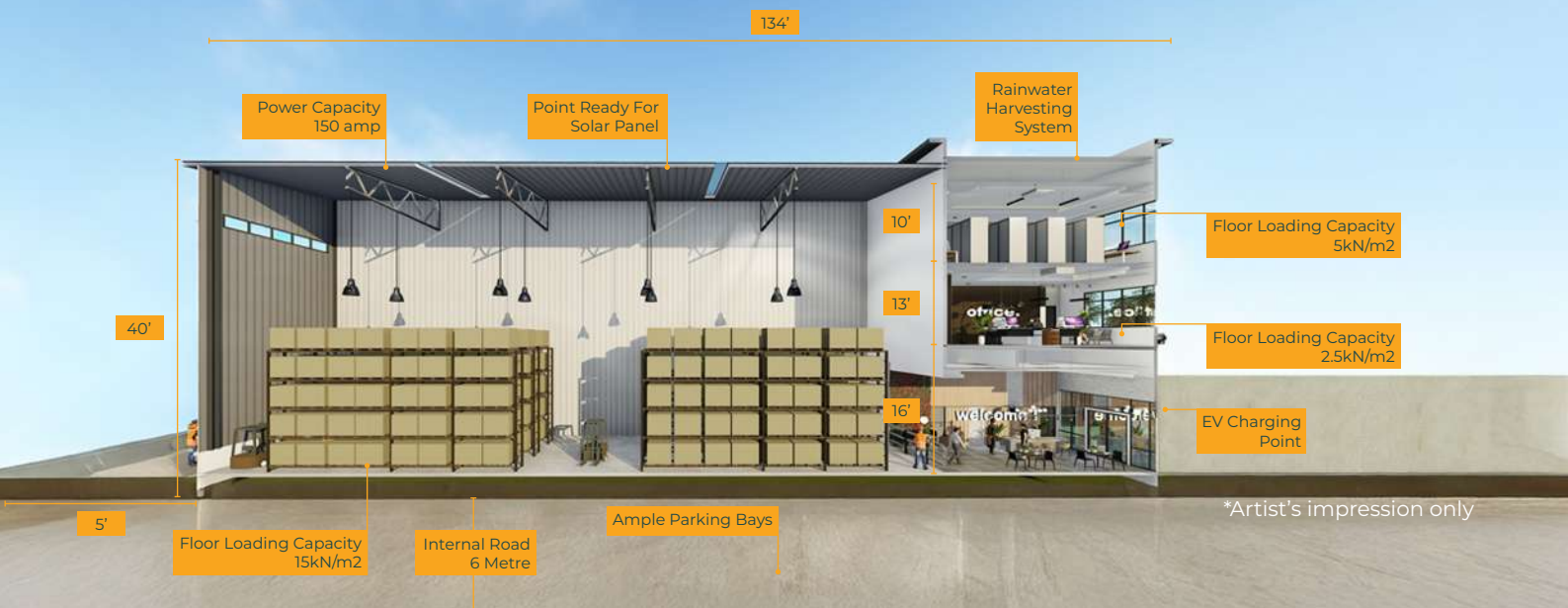




*Artist's impression only

Type 1A - 70' x 200' (8,727 sqft)

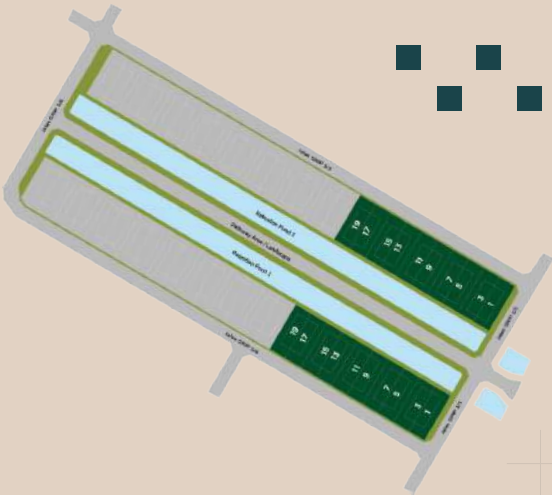
Gross Floor Area (GFA)								
Ground Floor	Loading Bay	52.9 sq.m	First Floor	Office	124.7 sq.m	Second Floor	Store	124.7 sq.m
	Warehouse	508.5 sq.m						
	Subtotal	561.4 sq.m		Subtotal	124.7 sq.m		Subtotal	124.7 sq.m



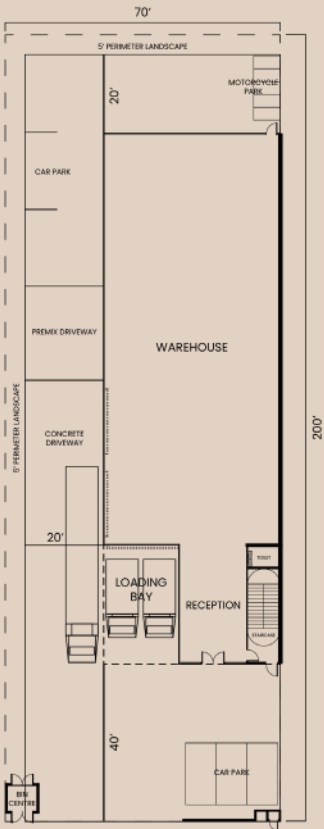
Semi-D Factories Type 1A

FLOOR PLAN

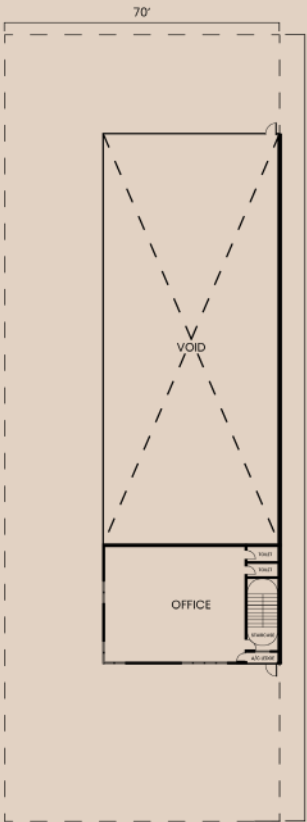
20 UNITS | 70' X 200' | 8,727 SQFT



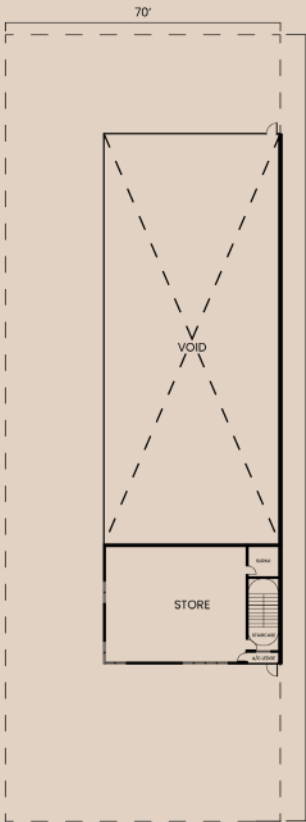
TOP VIEW



Ground Floor

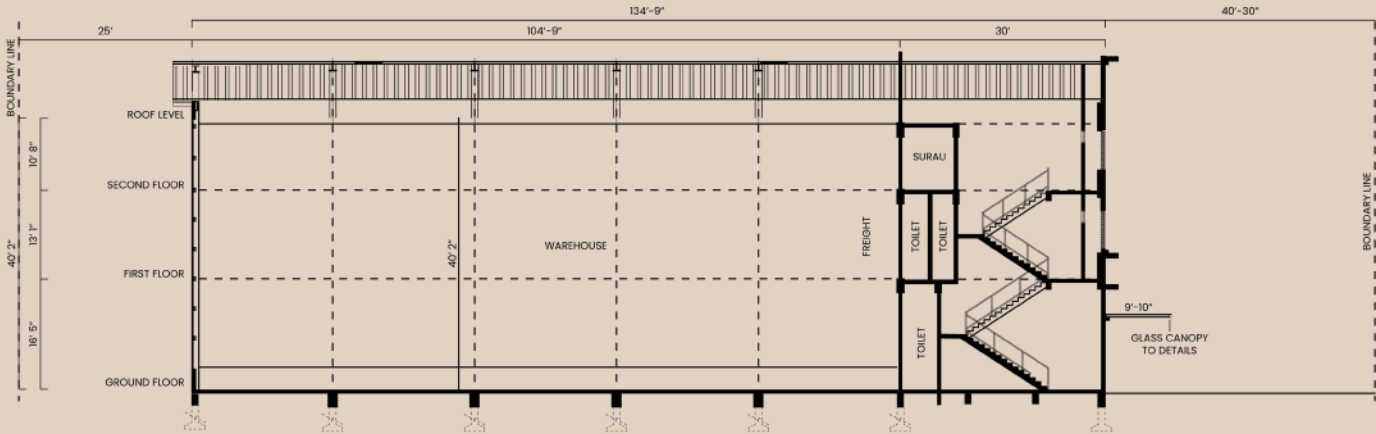


First Floor



Second Floor

SIDE VIEW

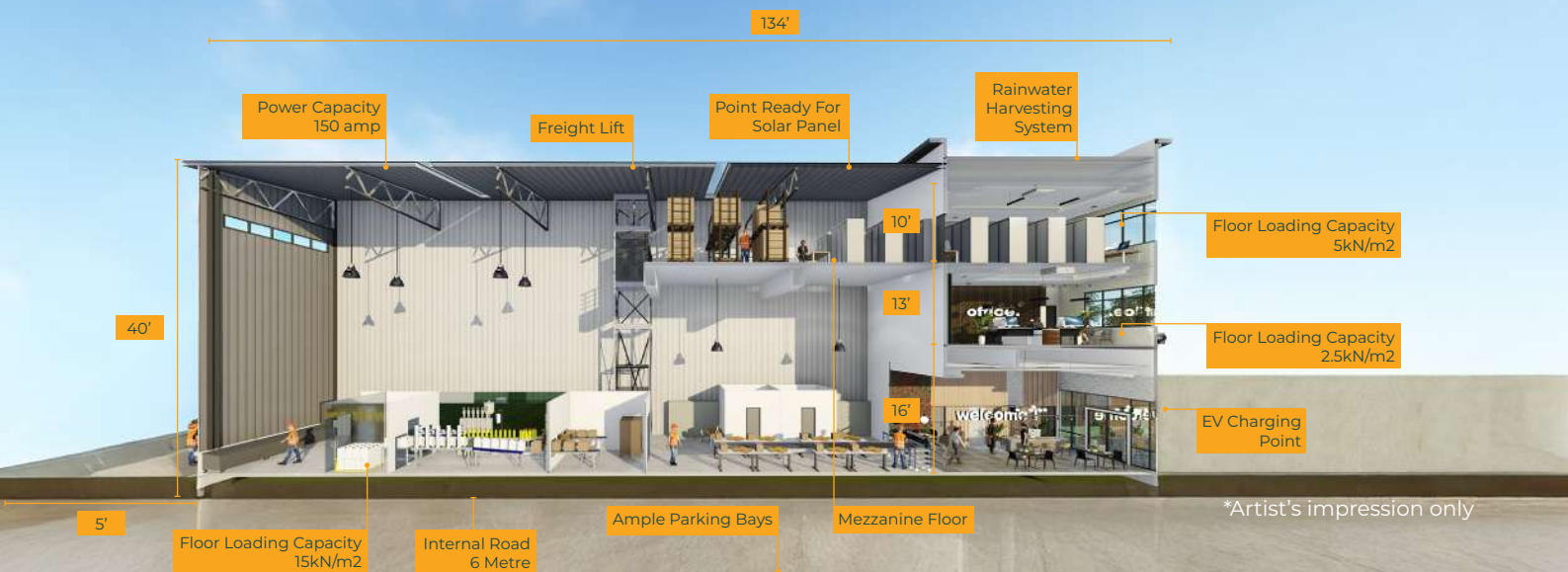




*Artist's impression only

Type 1B - 70' x 200' (10,623 sqft)

Gross Floor Area (GFA)								
Ground Floor	Loading Bay	52.9 sq.m	First Floor	Office	124.7 sq.m	Second Floor	Store 01	124.7 sq.m
	Warehouse	508.5 sq.m					Store 02	176.2 sq.m
	Subtotal	561.4 sq.m		Subtotal	124.7 sq.m		Subtotal	300.9 sq.m

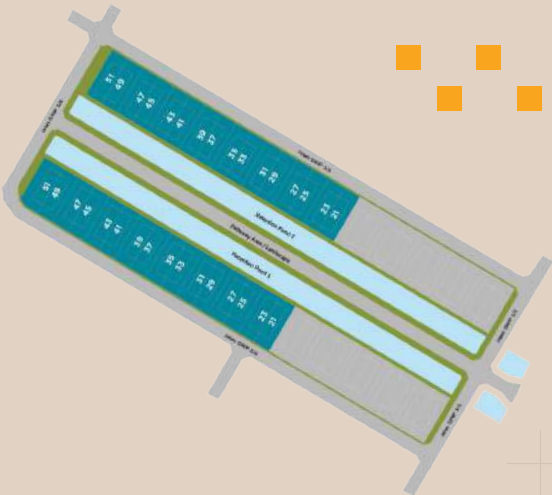


*Artist's impression only

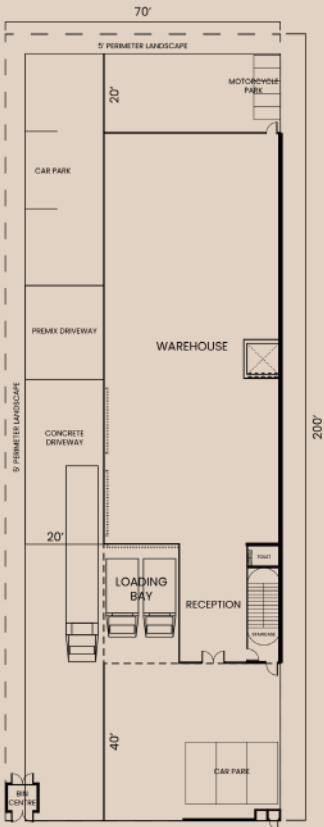
Semi-D Factories Type 1B

FLOOR PLAN

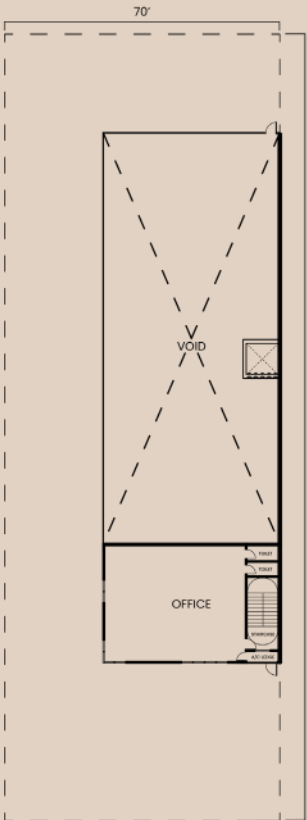
32 UNITS | 70' X 200' | 10,623 SQFT



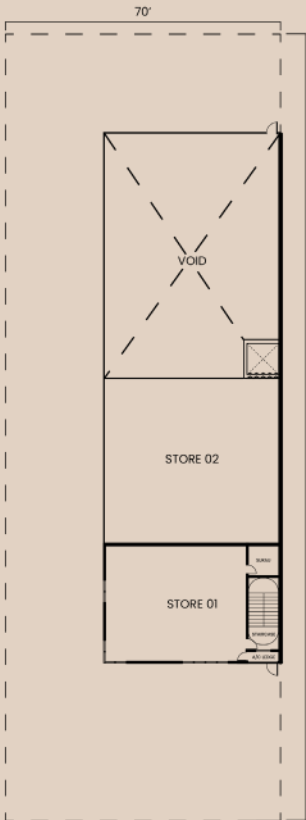
TOP VIEW



Ground Floor

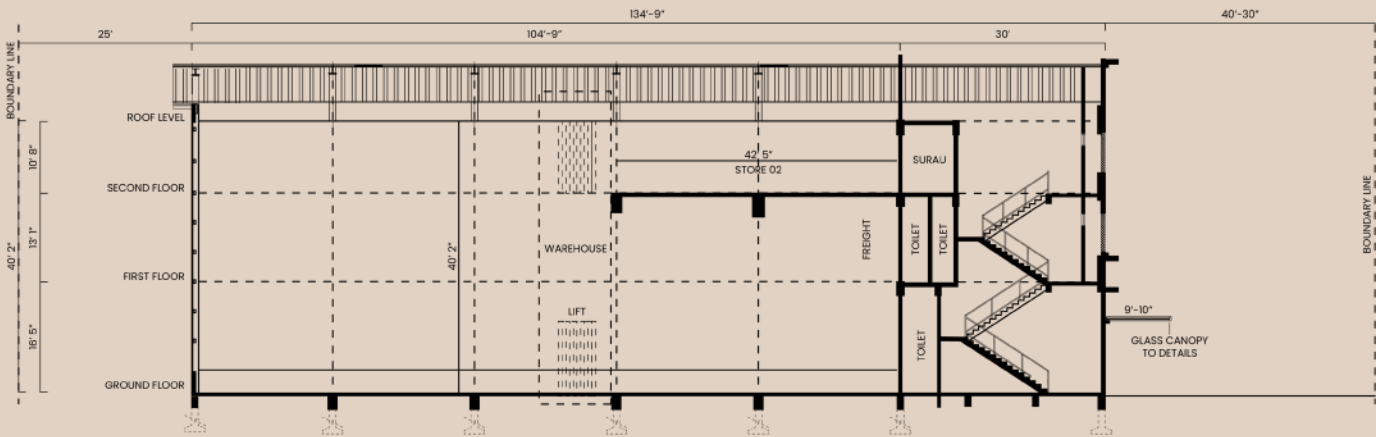


First Floor

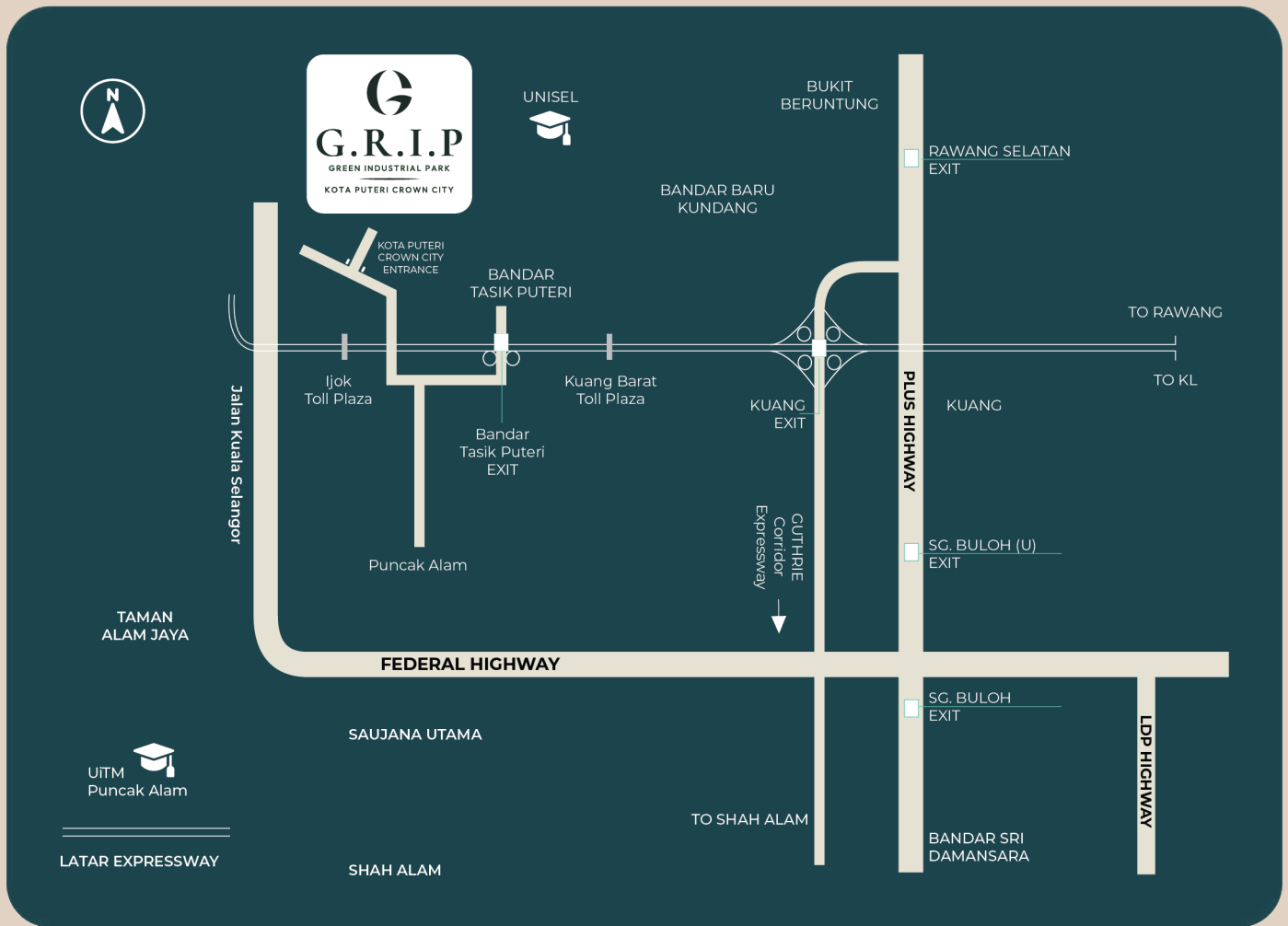


Second Floor

SIDE VIEW



Location Map



Accessibility

