



PARK
— BATU KAWAN EAST —

FREEHOLD

POWERING INDUSTRY FORWARD



Artist's Impression Only



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UNLOCK THE POTENTIAL OF YOUR BUSINESS: GROW WITH BATU KAWAN INDUSTRIAL PARK


Batu Kawan Industrial Park is a massive industrial hub located in Penang, Malaysia, and is one of the largest industrial parks in the region. Covering over 1,900 acres, the park houses some of the world's largest companies, such as Bosch, Western Digital, and Boston Scientific.


Batu Kawan is more than just an industrial park, it's a thriving ecosystem that offers endless possibilities for businesses looking to grow and expand. With its strategic location, world-class infrastructure, and skilled workforce, Batu Kawan Industrial Park is the perfect destination for overseas investors looking to tap into the ASEAN market.

Be a part of Batu Kawan's success story, and unlock the full potential of your business in this dynamic and innovative industrial hub.

A-PARK SERIES IDENTITY

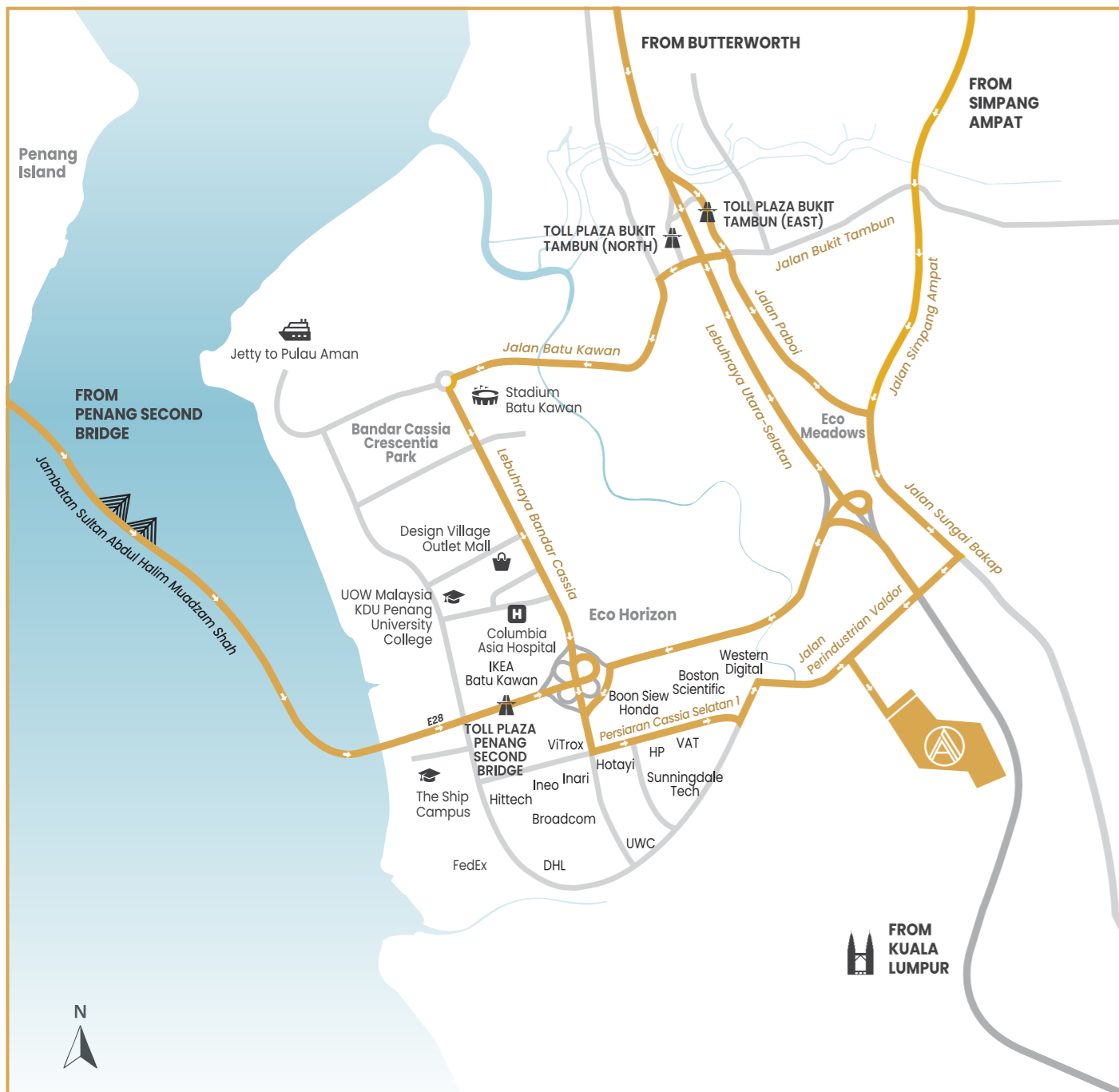
Innovating industrial properties for success, our offerings include mixed-use industrial park design and versatile storage facilities. Our industrial hub is thoughtfully planned with a guarded environment with 24-hour security services to ensure your peace of mind. The uniqueness and flexibility of our designs allow for a variety of applications, making them ideal for use as warehouses, showrooms, offices, and more.

 **Excellent Connectivity
and Easy Access to the
North-South Expressway**

 **Optimal Ventilation,
Natural Lighting,
and High Visibility**

 **Ready for Solar Roof Panels**

 **Highly Convenient
and Wide Space for Loading**



SETTING THE STAGE FOR SUCCESS BATU KAWAN EAST



ANCUBIC

A-PARK BATU KAWAN SALES GALLERY
No. 21 Jalan Vervea, 14110 Bandar Cassia, Pulau Pinang.
E: a.park_inquiry@ancubicproperty.com

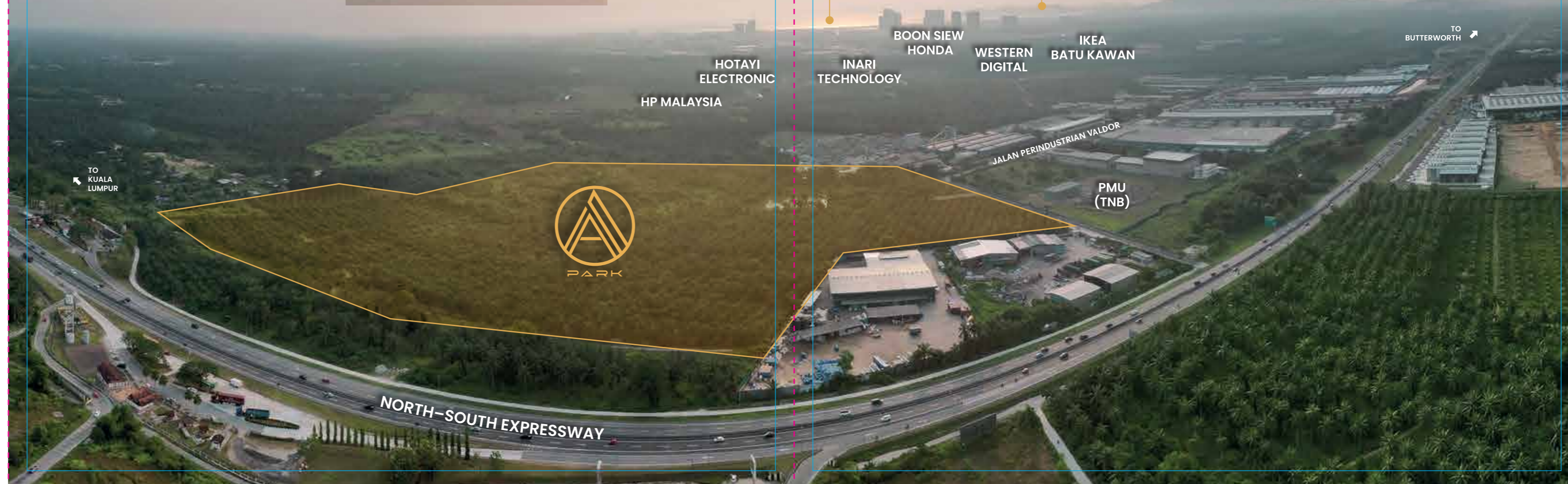
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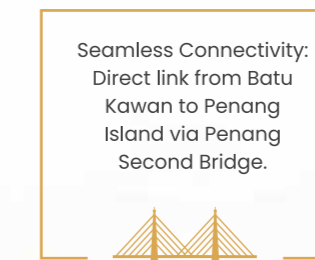
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MASTERPLAN



YOUR GATEWAY TO GROWTH

Gold-standard investment returns await you with the strategic location of A-PARK industrial factories:



Seamless Connectivity:
Direct link from Batu Kawan to Penang Island via Penang Second Bridge.

Short Distance to Penang Second Bridge



Convenient Route to Seberang Perai:
Toll-Free Access via Jalan Sungai Bakap.

Toll-Free



Efficient Expressway:
Enhancing efficiency with faster delivery of goods and services to Penang Island and Mainland in a cost-effective manner.

Reliable Delivery

PENANG SECOND BRIDGE (JK2PP) PENANG ISLAND
BOON SIEW HONDA WESTERN DIGITAL INARI TECHNOLOGY
HOTAYI ELECTRONIC HP MALAYSIA
IKEA BATU KAWAN
PMU (TNB)

NORTH-SOUTH EXPRESSWAY