ECO BUSINESS PARK II

ISKANDAR MALAYSIA

GO BEYOND

# BUILD SUCCESS

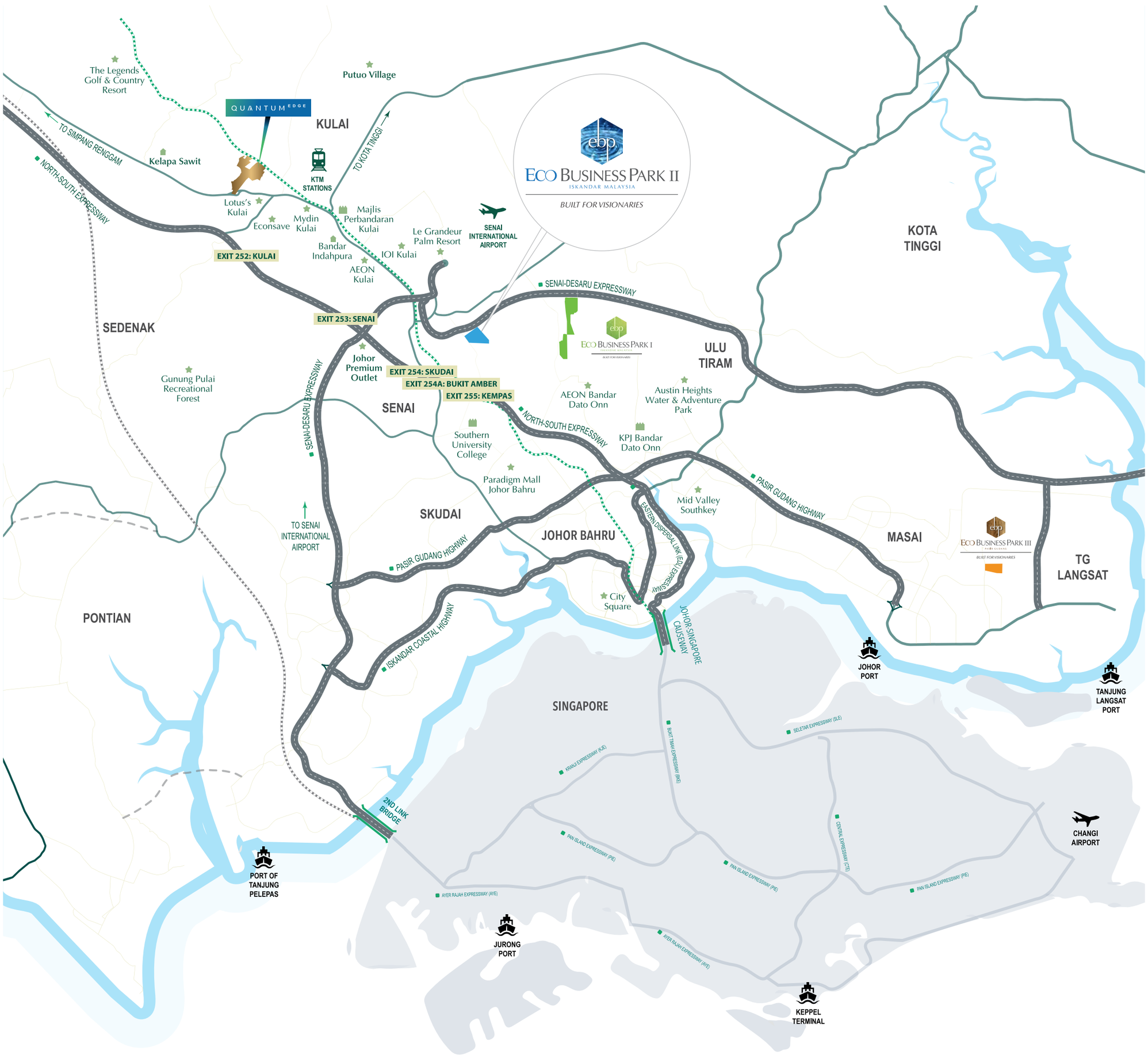
ECO WALK 2

## 2-STOREY SHOP OFFICE

**24’ x 100’ | 46’ x 100’**

# Connected to All the Prime Locations

## LOCATION MAP




## WHERE COMMUNITY AND COMMERCE CONNECT.
## YOUR SUCCESS STARTS HERE.

### Nearby Townships

- Bukit Impian
- Taman Impian Emas
- Taman Beringin Senai
- Seelong / Kampung Seelong Jaya
- Bandar Putra Kulai
- Saleng / Taman Saleng
- Taman Scientex Jaya
- Taman Senai Jaya / Utama
- Indahpura
- Taman Kulai / Putri Kulai

### Highway Access

- **3KM** to North-South Expressway
- **4KM** to Senai-Desaru Expressway
- **7KM** to Skudai Expressway
- **12KM** to Second Link Expressway
- **12KM** to Pasir Gudang Expressway
- **13KM** to Eastern Dispersal Link Expressway
- **20KM** to Johor Bahru East Coast Highway
- **25KM** to CIQ / Johor Causeway
- **48KM** to Tuas Checkpoint

NEARBY

# CATCHMENT



Working Adults &
Industrial Workforce



Expatriate &
Skilled Talent



Educational &
Institutional Proximity



Residential
Communities
& Families

450K

Population
within 20km

20+

Residential Areas
within 20km

12+

Industrial
Parks

10+

Education
Centres

## Industrial

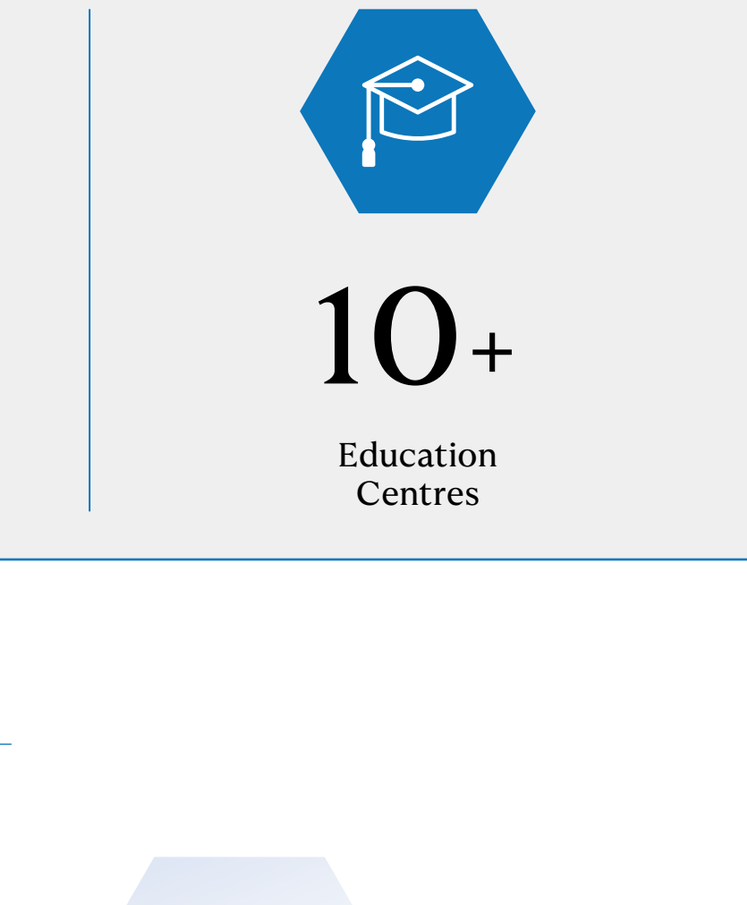
Hershey Malaysia
Panasonic System Networks
Celestica Electronics
BMW Asia Technology Centre
V.S. Industry
FedEx World Service Center
Dyson Malaysia Development Centre
SDS Bakery
Mercedes Benz
Fiffy
Supermicro
Wiwynn Technology Service Malaysia
Pokka (Malaysia)
Chenbro Micom
Linco Technology

## Education

University Technology Malaysia (UTM)
Seri Omega Private & Int. School
S.J.K.(C) Kulai 2
Foon Yew High School Kulai
S.J.K. (C) Senai
SMK Senai
SMK Kulai

## Lifestyle

Starhill Golf & Country Resort
Palm Resort Golf & Country Club
Impian Emas Golf & Country Club
Le Grandeur Palm Resort Johor
Senai International Airport
Paradigm Mall
Johor Premium Outlets
Impiana Hotel Senai



SURROUNDED BY

# BUSINESS

HEART OF EBP2

Eco Business Park II is a premier commercial ecosystem, meticulously planned for business success. We offer a strategic integration of commerce and community, providing entrepreneurs immediate access to the stable, built-in customer base of a mature township. This synergy creates a vibrant destination, positioning your business for sustained growth.

Haitian International

Deye Group

DHL

Dyson

Hershey

BMW

Mercedes Benz

Flextronics

FedEx

Celestica

Panasonic

Mitsubishi Electric

Seagate

Seiko Denki

Lyreco

Fuji Electric

Supermicro

Wiwynn

Tiger Balm

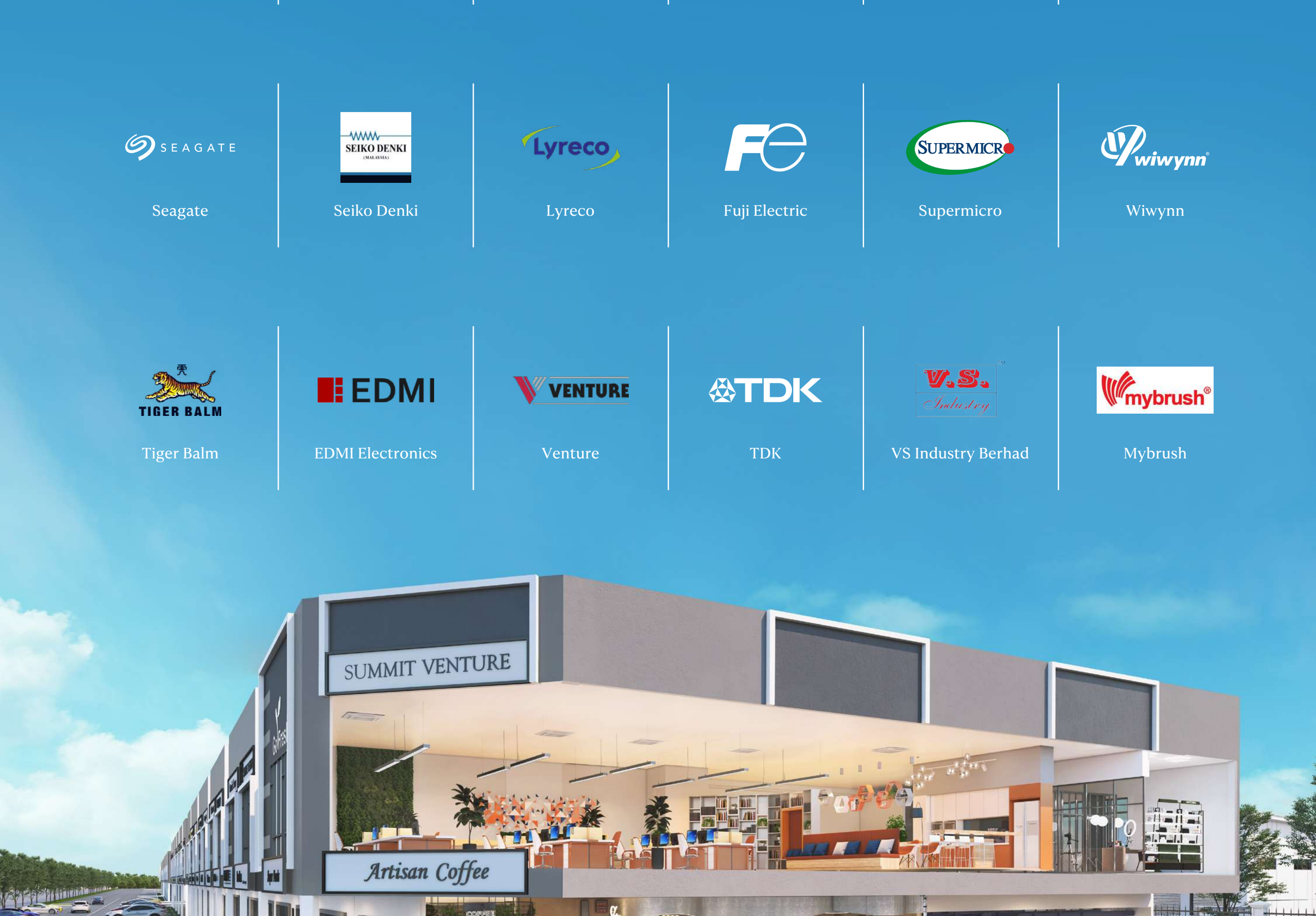
EDMI Electronics

Venture

TDK

VS Industry Berhad

Mybrush



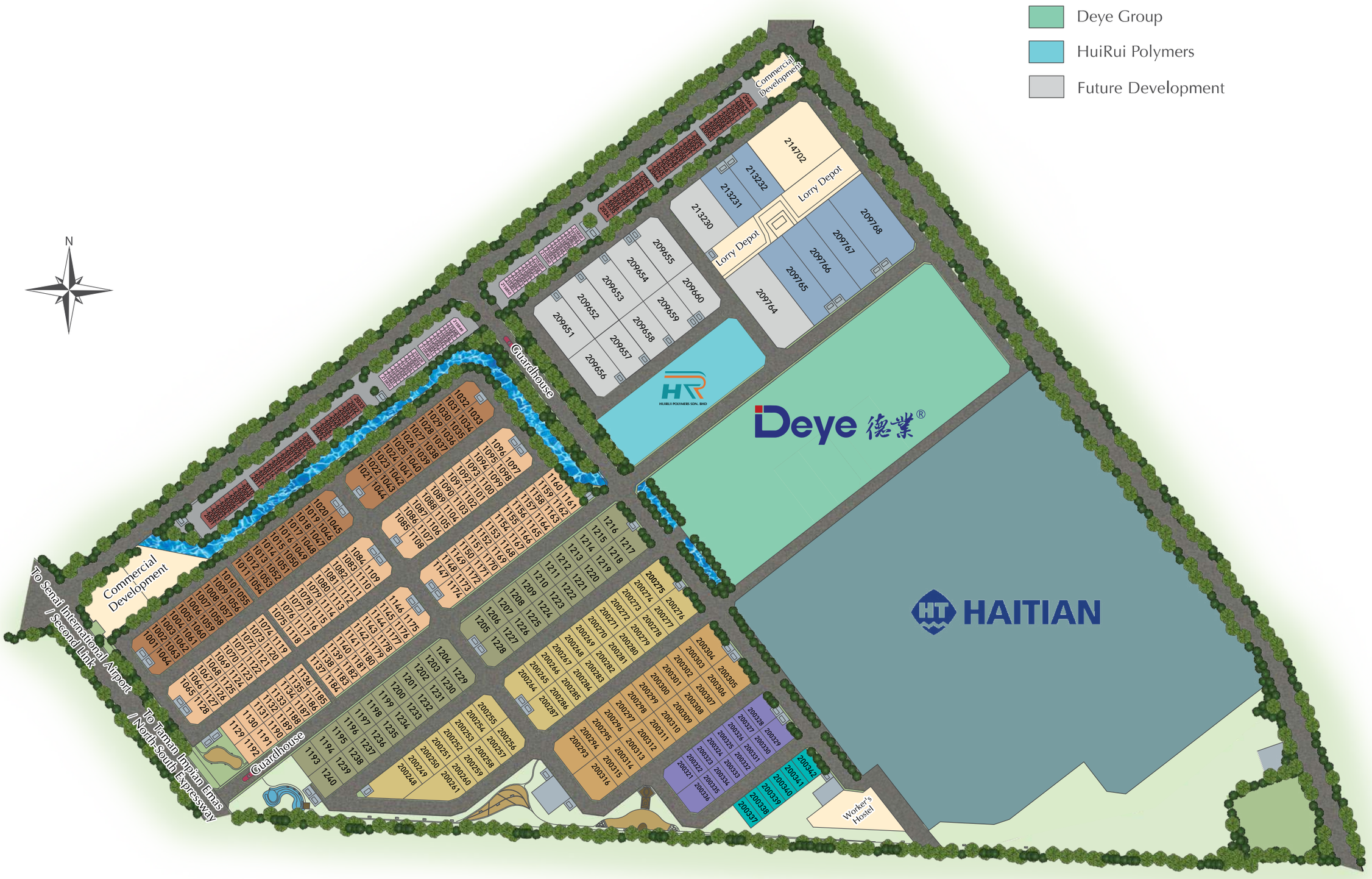

*Artist's impression only.

# MASTER
## PLAN

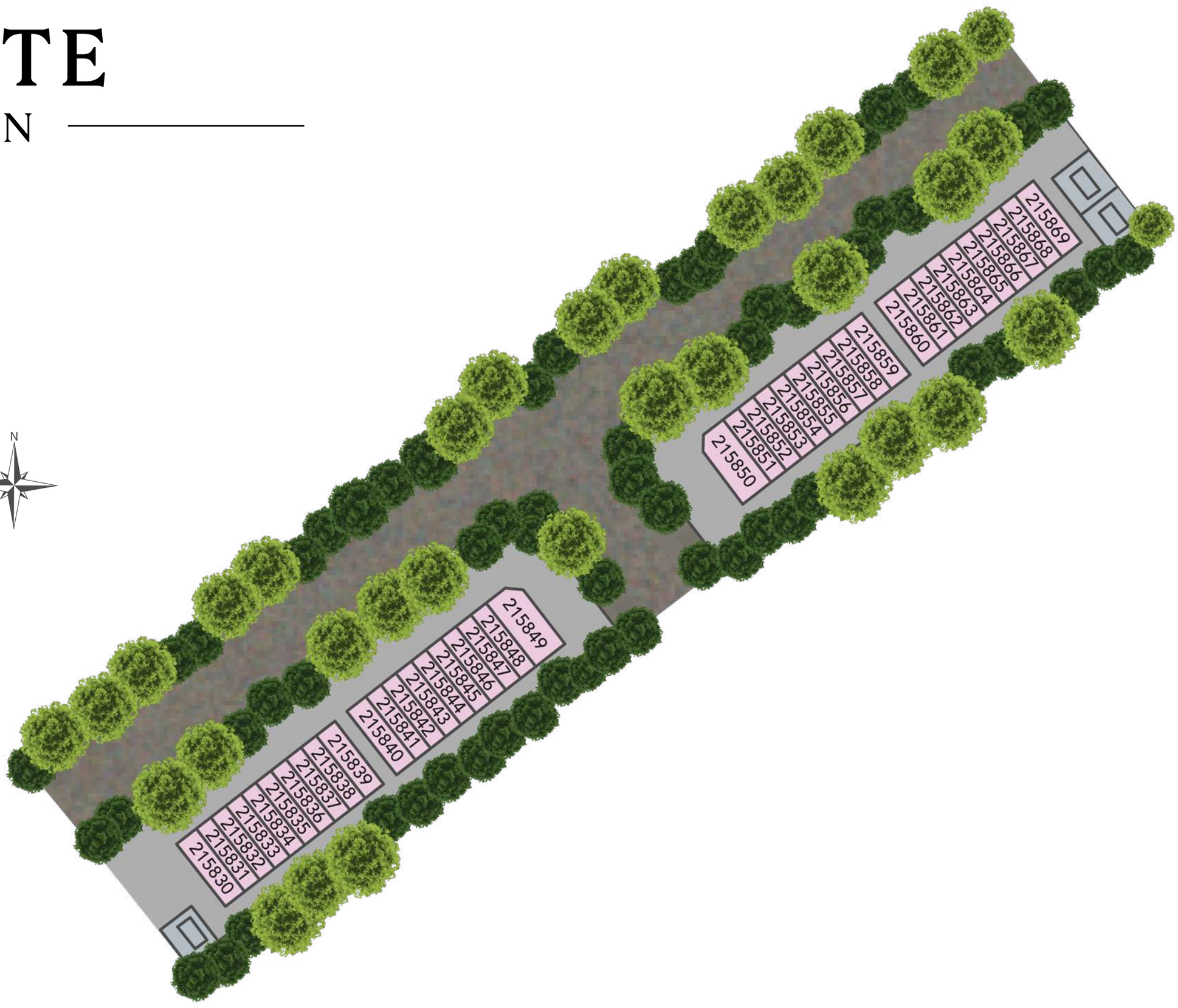
Eco Business Park II spans over 383 acres of freehold land, thoughtfully designed to support modern businesses. With strategic planning, sustainable infrastructure, and integrated facilities, it offers a future-ready space for growth and collaboration.

### LEGEND

- 2-Storey Shop Office 24′ x 100′
- Service Factory 30′ x 100′
- Cluster Factory 60′ x 120′
- Cluster Factory 60′ x 130′
- Cluster Factory 70′ x 150′
- Semi-D Factory 80′ x 150′
- Semi-D Factory 80′ x 160′
- Semi-D Factory 80′ x 180′
- Semi-D Factory 80′ x 200′
- Detached Factory
- Haitian International
- Deye Group
- HuiRui Polymers
- Future Development




# SITE
## PLAN



DISCOVER THE

# FREEDOM TO GROW

AT ECO BUSINESS PARK 2

Step into a new dimension of business potential at Eco Business Park 2, where spacious shoplot offices combine modern functionality with architectural elegance. Each unit features a high ceiling and a flexible layout, offering multi-use possibilities for offices, workshops, or retail spaces. Strategically located in Iskandar Malaysia, the park provides easy access to major highways and key population centers, making it the ideal hub for expanding businesses ready to build bigger and operate smarter.




## UNIQUE FEATURES

### SPACIOUS DESIGN

Spacious design, efficient layouts.

### HIGH CEILING

Elevated ceilings offer greater design and operational flexibility.

### MULTI-PURPOSE

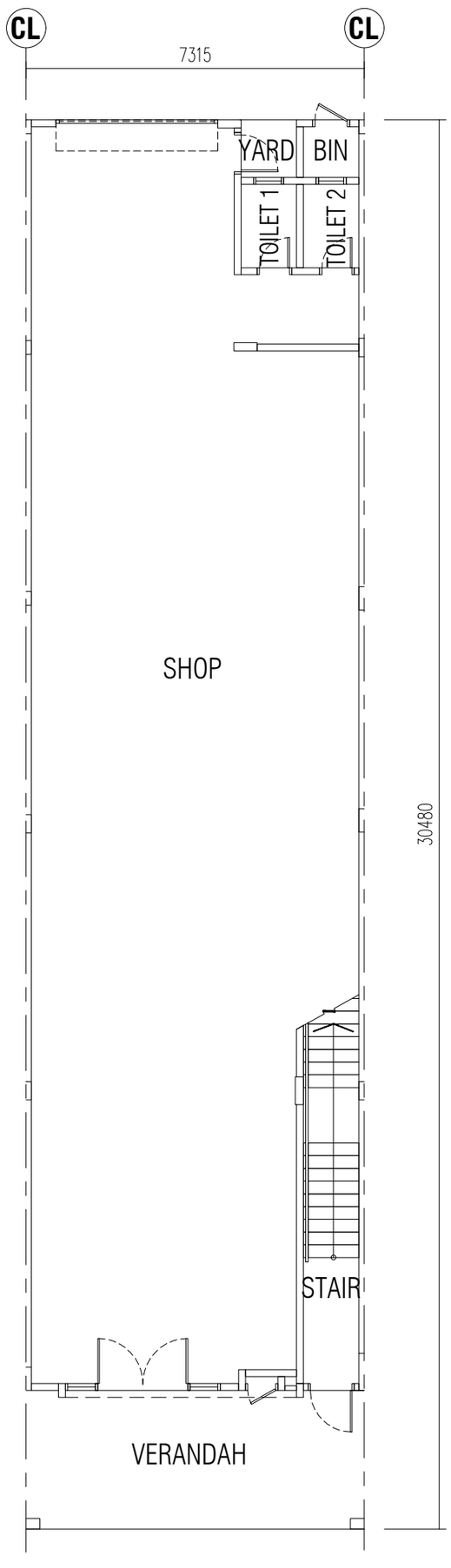
Designed for versatile business applications.

*Artist's impression only.

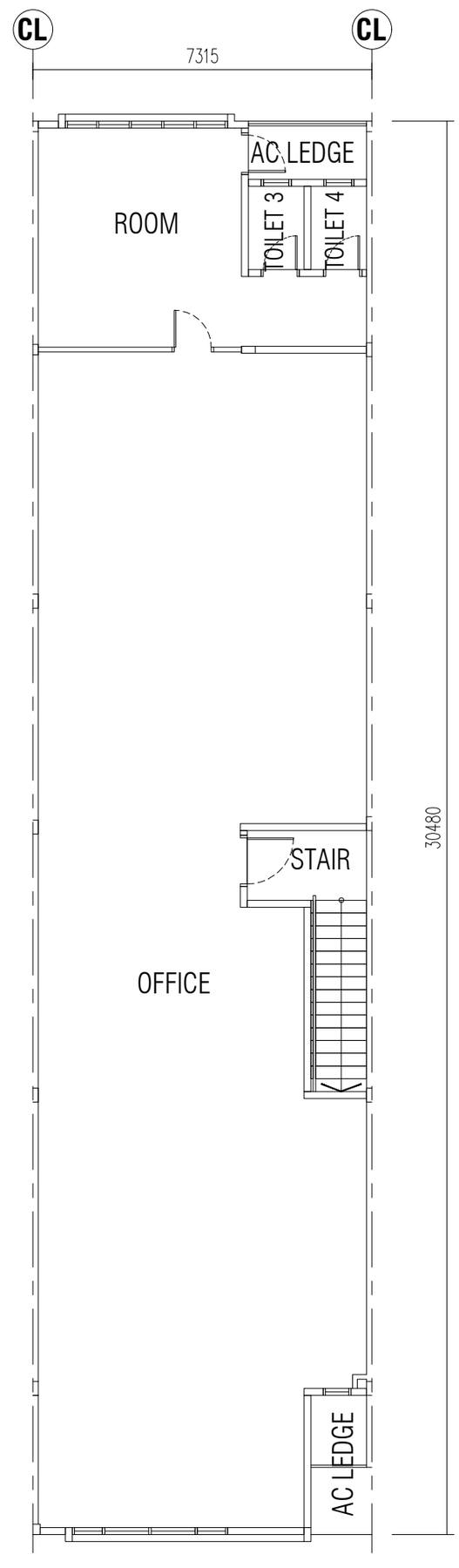
FLOOR PLAN

# INTERMEDIATE LOT

24’ x 100’ | 4,757 sq.ft.




Ground Floor




First Floor

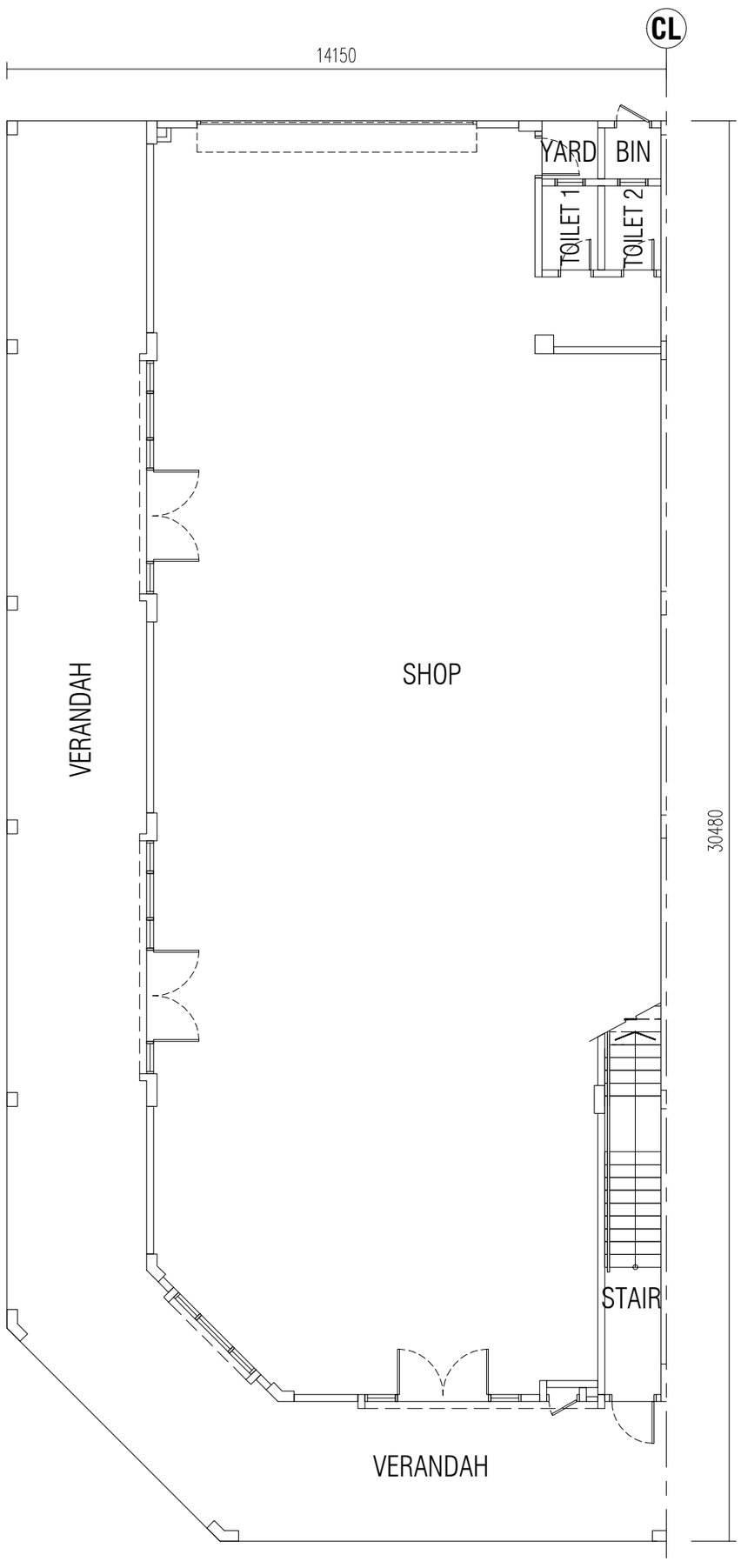
| | | |
|---|---|---|
| **STRUCTURE** | Reinforced Concrete Framework | |
| **WALL** | Brick Wall | |
| **ROOFING COVERING** | Metal Roof / Reinforced Concrete Flat Roof | |
| **ROOF FRAMING** | Lightweight Truss | |
| **CEILING** | Plaster Ceiling Board / Skim Coat / Asbestos Free Ceiling Board | |
| **WINDOWS** | Aluminum Frame Glass Window | |
| **DOORS** | Roller Shutter / Glass Door / Flush Door / Fire-Rated Door / Metal Door / Grille Door | |
| **IRONMONGERY** | Selected Lockset | |
| **WALL FINISHES** | Toilet | Tiles up to 1.5m High |
| | Pantry | Tiles up to 1.5m High |
| | Refuse Bin [Ground Floor] | Tiles to Full Height |
| | Others Area | Plaster & Paint |
| **FLOOR FINISHES** | Floor Area | Cement Render |
| | Toilet | Tiles |
| | Refuse Bin [Ground Floor] | Tiles |
| | Staircase Area | Cement Render |
| | Verandah | Tiles |
| | Other Area | Cement Render |
| **SANITARY FITTINGS** | Kitchen Sink | 2 nos |
| | Wash Basin | 2 nos |
| | Toilet Roll Holder | 4 nos |
| | Water Closet | 4 nos |
| **ELECTRICAL INSTALLATION** | | **INTERMEDIATE LOT** |
| | Lighting Point | 20 nos |
| | Installation Power Point (13A) | 16 nos |
| | Ceiling Fan Point | 7 nos |
| **INTERNAL TELEPHONE TRUNKING AND CABLING** | FWS | 2 nos |

Note : All the above specifications are subject to change to comply with Governments Authorities / Engineers’ and / or Architects’ Requirements as and when deemed necessary.

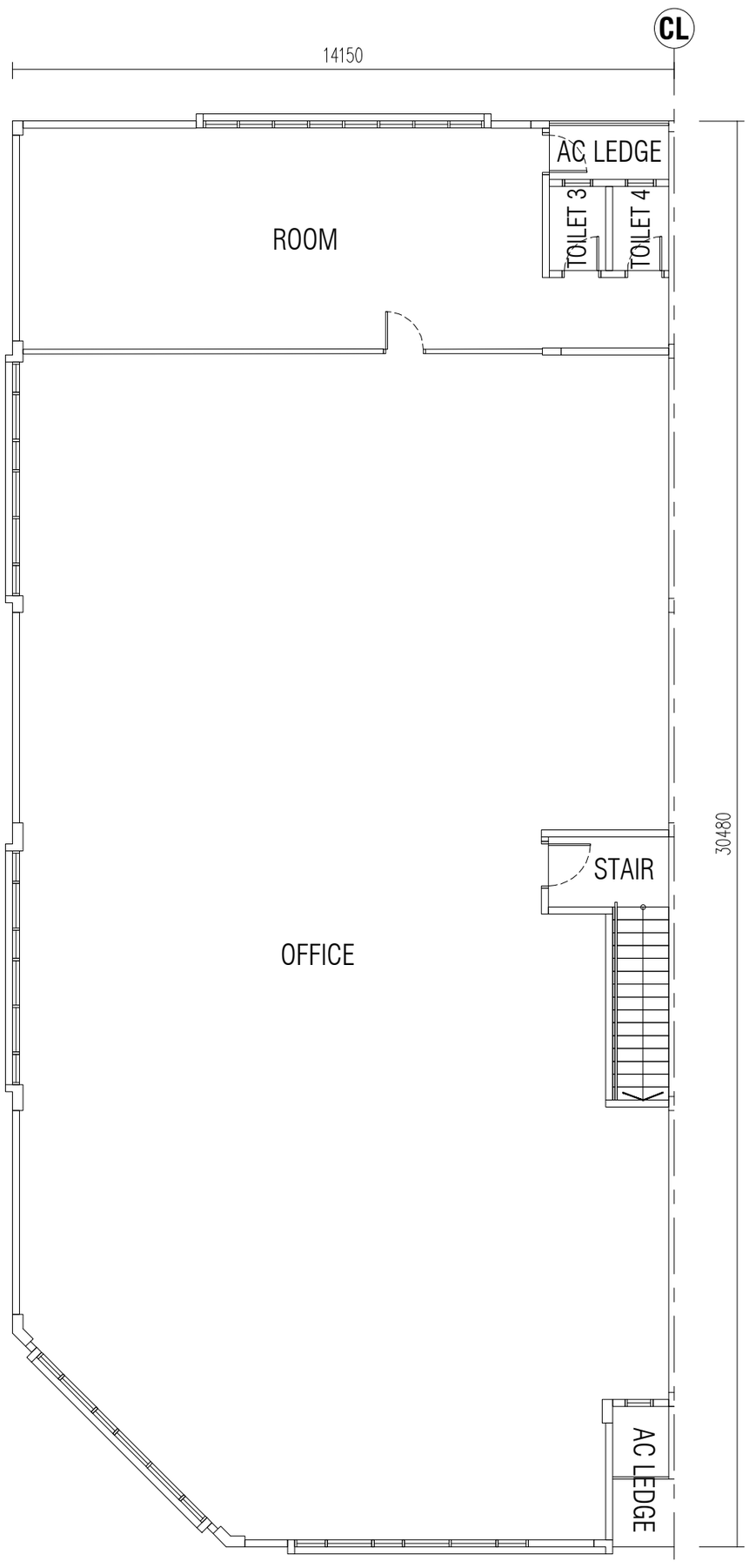
FLOOR PLAN

# CORNER LOT

46’ x 100’ | 9,017sq.ft.




Ground Floor




First Floor

| | | |
|---|---|---|
| **STRUCTURE** | Reinforced Concrete Framework | |
| **WALL** | Brick Wall | |
| **ROOFING COVERING** | Metal Roof / Reinforced Concrete Flat Roof | |
| **ROOF FRAMING** | Lightweight Truss | |
| **CEILING** | Plaster Ceiling Board / Skim Coat / Asbestos Free Ceiling Board | |
| **WINDOWS** | Aluminum Frame Glass Window | |
| **DOORS** | Roller Shutter / Glass Door / Flush Door / Fire-Rated Door / Metal Door / Grille Door | |
| **IRONMONGERY** | Selected Lockset | |
| **WALL FINISHES** | Toilet | Tiles up to 1.5m High |
| | Pantry | Tiles up to 1.5m High |
| | Refuse Bin [Ground Floor] | Tiles to Full Height |
| | Others Area | Plaster & Paint |
| **FLOOR FINISHES** | Floor Area | Cement Render |
| | Toilet | Tiles |
| | Refuse Bin [Ground Floor] | Tiles |
| | Staircase Area | Cement Render |
| | Verandah | Tiles |
| | Other Area | Cement Render |
| **SANITARY FITTINGS** | Kitchen Sink | 2 nos |
| | Wash Basin | 2 nos |
| | Toilet Roll Holder | 4 nos |
| | Water Closet | 4 nos |
| **ELECTRICAL INSTALLATION** | | **CORNER LOT** |
| | Lighting Point | 34 nos |
| | Installation Power Point (13A) | 17 nos |
| | Ceiling Fan Point | 7 nos |
| **INTERNAL TELEPHONE TRUNKING AND CABLING** | FWS | 2 nos |

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ECOWORLD

CREATING TOMORROW & BEYOND

ecoworld.my / 607 288 2255 / EcoWorld Gallery @ Eco Business Park II

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