

SIME DARBY PROPERTY INDUSTRIAL
BANDAR UNIVERSITI PAGOH
— INDUSTRIAL PARK —

**WE'RE
THE
GO-TO
EXPERTS**



Property

SIME DARBY PROPERTY INDUSTRIAL

BANDAR UNIVERSITI PAGOH

INDUSTRIAL PARK

The go-to experts
for integrated solutions



Industry-Academia Presence

Pagoh Education Hub currently has more than 11,000 students from institutions of higher learning, with strong academic personnel and researchers



Strategic Location

Pagoh is located at the heart of 4 key economic nodes in Northern Johor: Segamat, Tangkak, Muar and Batu Pahat



Excellent Connectivity

Bandar Universiti Pagoh sits along the North-South Expressway (NSE) and major roads network from Muar, Pagoh to Johor Bahru



Progressive On-going Development

Bandar Universiti Pagoh is the first masterplanned development in Northern Johor, with a long-term growth agenda covering 4,099 acres



Economic Gateway

Pagoh is a gateway to Johor and is within economic proximity to regional markets

THE **GO-TO** EXPERTS FOR STRATEGIC LOCATION

NEGERI SEMBILAN

PAHANG

GEMAS

MELAKA

SEGAMAT

MERSING

MELAKA

JASIN

TANGKAK

PAGOH

MUAR

YONG PENG

KLUANG

AIR HITAM

KOTA TINGGI

BATU PAHAT

PONTIAN

SENAI
INTERNATIONAL
AIRPORT

DESARU



BANDAR
UNIVERSITI
PAGOH

10KM RADIUS

20KM RADIUS

30KM RADIUS

NORTH SOUTH EXPRESSWAY

JOHOR BAHRU

SINGAPORE

ISKANDAR
MALAYSIA

PENGERANG

A NEW GROWTH CORRIDOR

Bandar University Pagoh is set to benefit from the advantages and growth potential stemming from its location within Northern Johor's economic nodes such as Segamat, Tangkak, Muar, and Batu Pahat. Easy connections to other highly developed cities in the state as well as the nation's capital city Kuala Lumpur and Singapore will catapult your business to success.

KUALA
LUMPUR

191.2KM

MELAKA

79.8KM

SEGAMAT

62.8KM

BUKIT
GAMBIR

17.7KM



**BANDAR
UNIVERSITI
PAGOH**

PANCHOR

4.8KM

MUAR

27KM

YONG
PENG

55.8KM

JOHOR
BAHRU

154.2KM

SINGAPORE

163.4KM

THE **GO-TO** EXPERTS FOR BUSINESS GROWTH

INFRASTRUCTURE READY



Water



Telecommunications



Electricity



66ft-wide
roads

4 aspirations for economic & industrial growth



Build new economic
drivers to attract
new investment



Energise and
modernise
traditional sectors



Strengthen and expand
Industry-Academia
Collaboration



Deploy inclusive
economic development
initiatives

THE **GO-TO** EXPERTS FOR BUSINESS GROWTH

IDEAL FOR THE FOLLOWING INDUSTRIES



**Specialized
Wood-Based
& Furniture**



Textile



**F&B
Products**



**Electrical &
Electronics**



**Green
Manufacturing**



PPE



**Precision Engineered
Automotive Products**



**Agriculture
Based Products**

THE **GO-TO** EXPERTS FOR INVESTMENT OPPORTUNITIES



2 PARCELS FOR SUCCESS

SIME DARBY ENTREPRENEUR PARK

Gross Land Area	: 420 acres
Earthwork	: In progress
Main Infrastructure	: In progress
Product Type	: Commercial plots (3 - 20 acres)

SIME DARBY INDUSTRIAL PARK

Gross Land Area	: 430 acres
Earthwork	: In progress
Main Infrastructure	: In-phase infra completed
Product Type	: • Shop offices (22' x 80') • Industrial plots (1-16 acres)



SIME DARBY PROPERTY INDUSTRIAL

BANDAR UNIVERSITI PAGOH

———— INDUSTRIAL PARK ————



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