



# ECO BUSINESS PARK I

ISKANDAR MALAYSIA

*BUILT FOR VISIONARIES*

## PHASE III

**ECOWORLD**  
CREATING TOMORROW & BEYOND

# A STRATEGIC & ESTABLISHED BUSINESS ADDRESS

## 战略性与成熟的商业工业地段



Eco Business Park I is one of the most sought-after commercial addresses in Iskandar Johor. Its strategic location in Tebrau places it in close proximity to Johor Bahru city centre and Singapore as well as major land and sea routes. This makes it logistically ideal for a range of industries.

Eco Business Park I 位于柔佛州依斯干达最热门的商业地区之一。战略性的地理位置让它置身于柔佛州极重要的海陆运输枢纽。Eco Business Park I 处于新山市中心、毗邻新加坡，战略性的地点加上优越的交通条件，成为中小型企业理想中的设厂位置。

### EXPRESSWAY

#### 高速公路

- North-South Expressway
- Eastern Dispersal Link (EDL)
- Pasir Gudang Highway
- Johor-Singapore Second Link Expressway
- Senai-Desaru Expressway

### AIRPORTS

#### 机场

- Senai International Airport 17km
- Changi International Airport 53km
- Kuala Lumpur International Airport 295km

### SEAPORTS

#### 港口

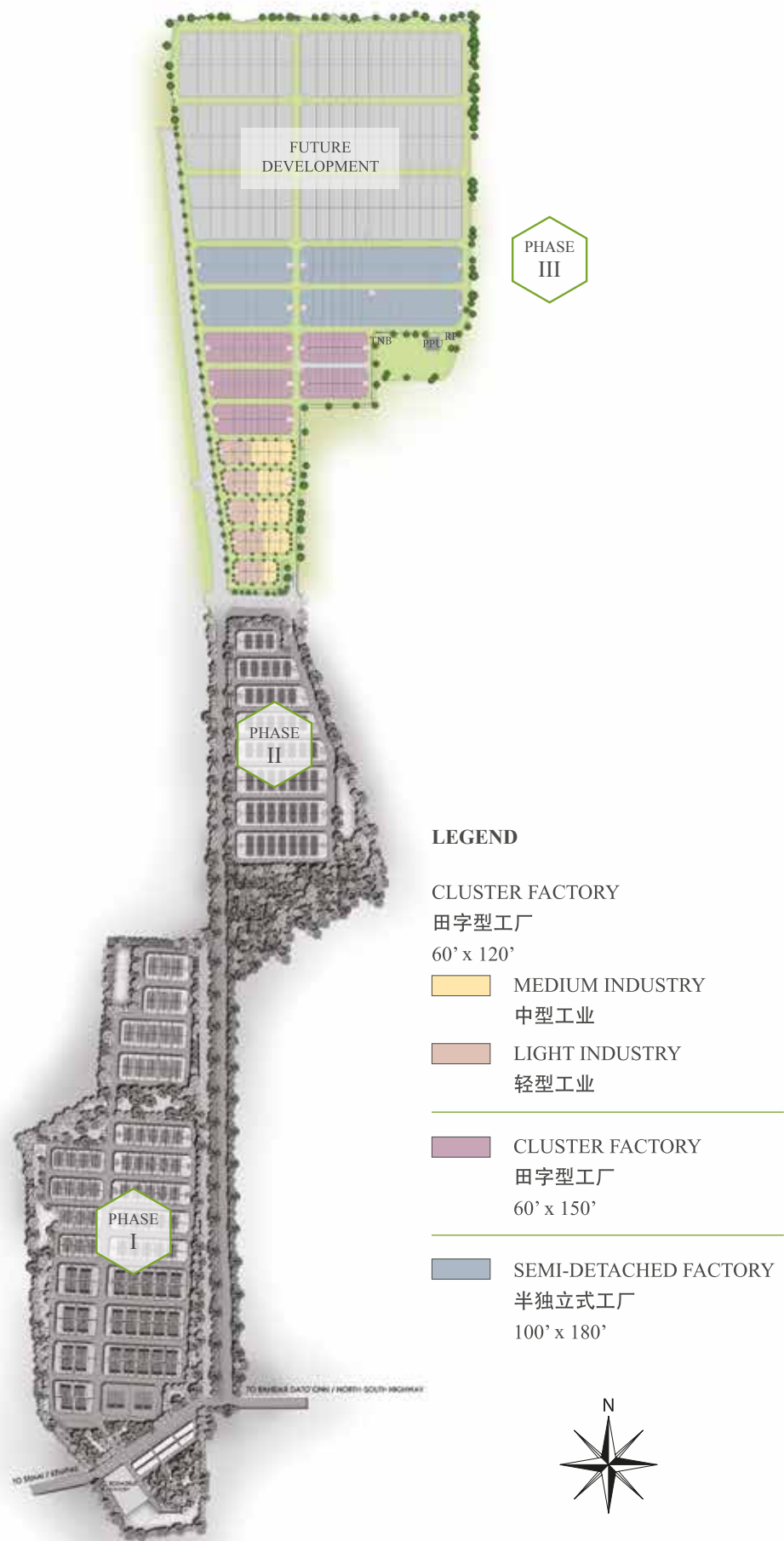
- Port of Tanjung Pelepas 40km
- Johor Port 40km

### AMENITIES

#### 周边设施

- Aeon Mall Bandar Dato' Onn 4km
- Fairview International School 4km
- MCHM Malaysian College of Hospitality & Management 4km
- Bandar Dato' Onn Specialist Hospital 6km

MASTER PLAN  
总体规划



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## A SECURE COMPOUND FOR BUSINESS CONFIDENCE

### 打造优越营商环境增加企业家的投资信心

Eco Business Park I, Phase III is a freehold gated and guarded industrial park address located at Tebrau. Within, a safe environment protects your assets and personnel, allowing your business to grow uninterrupted. Phase III has implemented an advanced 4-in-2-out system and dedicated truck lane to reduce traffic congestion. This makes it ideal for warehouses and logistical business to set up in Eco Business Park I.

Eco Business Park I, 第三期工业项目坐落于地不佬 (Tebrau) 地区, 拥有严谨的围篱保安设施, 属于永久地契工业园。Eco Business Park I, 第三期引进全新的门卫系统, 通行道增至4条入口车道及2条出口车道, 通行道中并分割出的卡车专用道, 将有效减缓道路拥堵。严谨的保安系统及完善的道路规划, Eco Business Park I, 第三期绝对是企业家选择设厂的理想地点。

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**Multi-tier security measures include:**

- An advanced visitor management system
- A dedicated truck lane
- 24/7 monitoring with top-of-the-line CCTVs
- A 4-in-2-out system
- EcoWorld auxiliary police
- Emblem fencing

**多重智能保安设施包括:**

- 最新访客管理系统
- 卡车专用道
- 24小时闭路电视监控
- 4进2出的门卫系统
- EcoWorld专业辅警
- 标志性围篱



## THE REVOLUTIONARY BUSINESS PARK FOR YOUR BUSINESS NEEDS

极具可塑性的创新工业园  
迎合您的商业需求

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Built on 612 acres of freehold land, Eco Business Park I comprises cluster and semi-detached factories, and currently hosts more than 500 SMEs. This prime industrial park offers upstream and downstream services as well as the opportunity to set up one's complete business operations under one roof.

It is expected that e-commerce will grow tremendously in the coming years with the introduction of new technologies, thus driving up the demand for warehouse space. With this in mind, Eco Business Park I, Phase III has been designed to fulfil warehouse and production needs for light and medium industries.

Eco Business Park I 总占地为612英亩，发展项目包括了田字型与半独立式工厂，超过500家企业已入驻 Eco Business Park I，成熟的工业园可提供无限的发展空间为各个企业带来更多合作伙伴，开扩多样化的合作形式。随着网络科技的发达，电子商务、冷冻食品、运输等行业预计在近年将迎来更大幅度的增长，从而带动市场对仓库空间的需求。Eco Business Park I，第三期恰恰能满足未来市场对于仓库的高需求。



## A FLEXI-SPACE CONCEPT FOR MAXIMUM PRODUCTIVITY

### 灵活性空间概念 高效提高生产力

Eco Business Park I, Phase III features factory lots with an innovative flexi-space concept that caters to a variety of business needs to ensure maximum efficiency. The layout allows business owners to accommodate larger machines and configure the mezzanine floor into an office space if needed.

Eco Business Park I, 第三期工业园采用新颖的灵活性空间概念, 业者可根据自身的需求摆放更大的机械、存放更多的货物, 挑高天花板的设计可自行增添阁楼作为办公空间。



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# COMMERCIALLY CONDUCTIVE FEATURES

## 商业单位特点

- 1

**STORAGE PRODUCTION AREAS**  
Floor loading of 10 kilonewtons per square metre  
多用途的仓储生产区  
地面承重达10kN/m²
- 2

**HIGH CLEARANCE**  
Storage racks with a high clearance of at least 7.5 metres to maximise storage space  
挑高天花板  
7.5米高的天花板设计，可以更加有效率的提高储存空间
- 3

**SKYLIGHT**  
Promotes energy efficiency by reducing the usage of artificial lighting  
天窗  
高能源效率，减低用电量
- 4

**FUTURE EXPANSIONS**  
Convert the mezzanine floor into extra office space  
灵活性设计  
可自行增设阁楼做为专用办公区
- 5

**4-METRE-HIGH ROLLER SHUTTERS**  
Load and unload trucks with ease  
4米高的电动卷闸门  
更高效的完成日常上下货物
- 6

**24-FEET-WIDE TRUCK LANES**  
Extra space for large vehicles to manoeuvre safely and efficiently  
24英尺宽的卡车专用车道  
宽敞空间让大型车辆能安全高效的进行日常运作



# GREEN SPECIFICATIONS



## ENERGY EFFICIENCY

Achieving energy efficiency is the practice of optimising your energy consumption by reducing waste. Waste leads to inefficiencies and higher electricity costs. By using energy-efficient electrical and mechanical appliances, you will be able to spend less on electricity and enjoy more savings.



## RENEWABLE WATER

Malaysia is blessed with rain all year round and with this in mind, we've fitted your buildings with rainwater harvesting systems. This allows you to put the renewable water source to good use in your daily activities.



## BUILDING ORIENTATION

By studying the local sun path as it rises and sets from East to West, we are able to optimise a building's orientation to prevent excessive heat gains. As a result, your building is designed to ensure that its interior remains cool and comfortable throughout the day.



## WATER CONSERVATION

Conserving water is about reducing wastage and optimising its use. We have equipped your buildings with water-efficient fittings such as taps, pipes, etc that can help you save water on a daily basis.



## WINDOW DESIGN

Determining the positioning and size of the windows in a building involves finding the right balance between outside views, natural light penetration and heat gain. We have optimised your building's window design to ensure that you will be able to enjoy pleasant views and natural lighting without the unwanted heat gain.



## NATIVE PLANTS

We believe in including native plants (local plants) in a development's environment as they not only provide greenery but also maintain the natural ecosystem around a neighbourhood. These 'locals' usually require less maintenance and have low water requirements.



## GREEN MOBILITY

Besides being able to move around the area freely, we have also installed other alternative connectivity modes to nearby amenities - including a pedestrian path. Now you can enjoy leisurely strolls as you go about your daily business.



## LANDSCAPE IRRIGATION WATER

EcoWorld's developments are known for their beautiful greenery and landscaping. Instead of using treated quality water from the local water supply, we get our water through renewable sources such as ponds and lakes to water the plants in your neighbourhood. This allows for lower maintenance costs and has a lesser impact on the overall environment.



## NATURAL LIGHTING

There is no better way to light your environment than through the natural rays of the sun. We have designed the building's exterior to maximise daylight penetration reducing the need to turn on lights during the day.





EcoWorld Gallery @ Eco Business Park 1  
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