

Location Plan



Initiated by :



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invest-in-Penang / S.M.A.R.T. Centre

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Managed by :



Penang SME Centre

Bayan Lepas Industrial Park, Penang



my Penang | my opportunity



Penang SME Centre



Building Specifications:

1. Type of Building : 4-Storey Flatted Factory
2. Location : Lot 105, Phase 4, Bayan Lepas Industrial Park, Penang
3. Land Area : 2.12 acres
4. Built-up Area : 166,874 sq ft
5. Rentable Area : 129,481 sq ft
6. Car Parking lots : 114 parking lots
7. Height of Unit : 3.6m Clear Height to Underside of Beams
4.0 Clear Height to Underside of Slab
8. Lifts : **2 units Goods lift**
- 1 (3 ton unit)
- 1 (2 ton unit)
1 unit Passenger lift
(15 persons capacity)
9. Services Provided : R/M - Generator Set
R/M - Common Area
Utilities – Water and Electricity for common areas
Cleaning Service (common areas)
Maintenance of Sprinkler System
Security Service
Loading area
10. Fire Protection : Compliant to local Fire Code (BOMBA)
11. The building specifications are subject to changes.
12. Rental Rates : In attachment

The Penang SME Centre is an incubator to catalyse and spur the growth of Penang SMEs, encouraging them to move up the value chain, become market leaders and to tap on opportunities to proliferate private branding enabling the "Powered by Penang" brand.

The Penang State Government strongly supports the establishment of this **industry-led** Centre. At the current indicative market rental rate, the **rental subsidy** by the State Government is approximately RM0.80 cents psf. Penang SMEs are urged to seize this opportunity, locate their operations in this highly-subsidized, modern and conducive business environment which will accelerate their move to their next level of success.

Penang SME Centre is set to strengthen Penang's competitive edge, attracting FDIs to Penang's supply chain. The Centre will play a role in creating employment and retaining talent, thereby increasing employment in Penang.

The SME Centre is a collaborative effort of the Penang Development Corporation, investPenang and the Penang Science Council (Mentoring Scientific Entrepreneurs Pillar). The establishment of the Centre is in line with the Penang State SME Policy and is part of its 3-prong approach in the overall development of SMEs in Penang.

Level 1*

Electricity :

- Lot 1 & Lot 2 : 400 Amps provided to Sub Switch Board
- Lot 3 & Lot 4 : 250 Amps provided to Sub Switch Board

Floor Loading :

10kN/sq m

Level 2*

Electricity :

- Lot 1, Lot 3 & Lot 4 : 400 Amps provided to Sub Switch Board
- Lot 2 : 250 Amps provided to Sub Switch Board

Floor Loading :

7.5kN/sq m

**The division (size) of the below lots is a guide.*

Level 3*

Electricity :

- 400 Amps provided to Sub Switch Board per lot

Floor Loading :

7.5kN/sq m

Level 4*

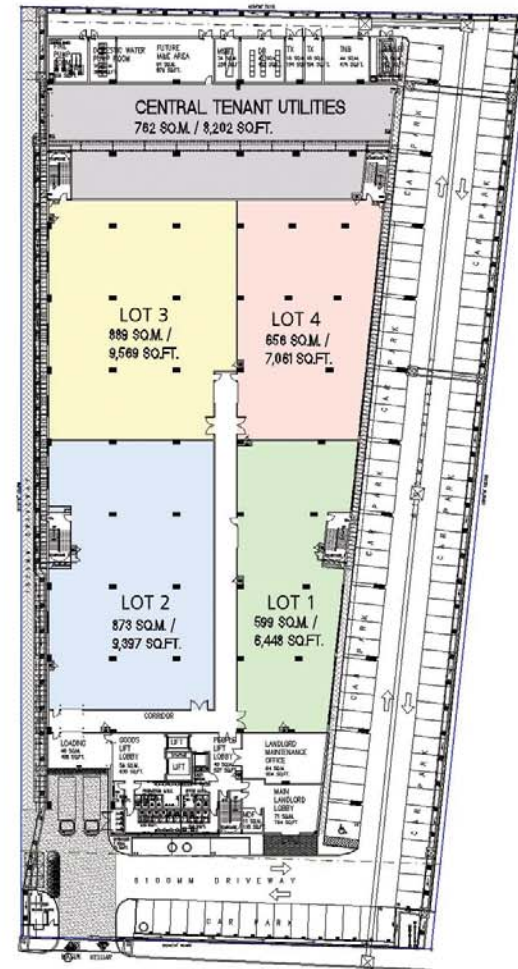
Electricity :

- 400 Amps provided to Sub Switch Board per lot

Floor Loading :

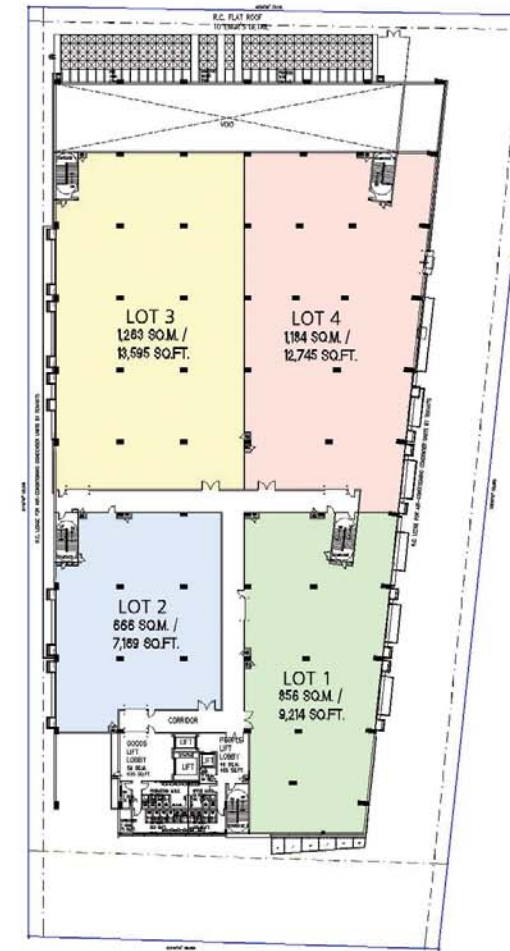
7.5kN/sq m

Further subdivision of the lots to suit business requirement is negotiable.



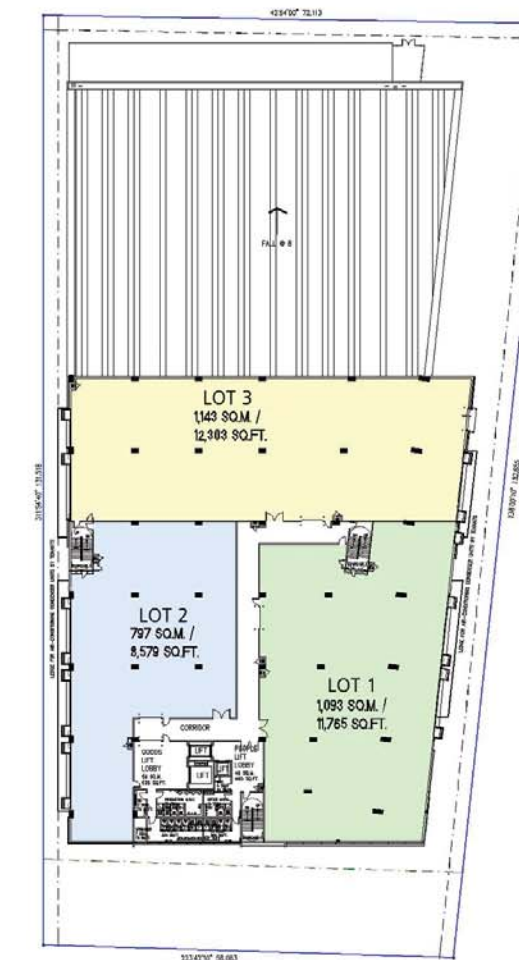
Net Rentable Area :

- Utilities : 8,202 sq.ft.
- Lot 1 : 6,448 sq.ft.
- Lot 2 : 9,397 sq.ft.
- Lot 3 : 9,569 sq.ft.
- Lot 4 : 7,061 sq.ft.



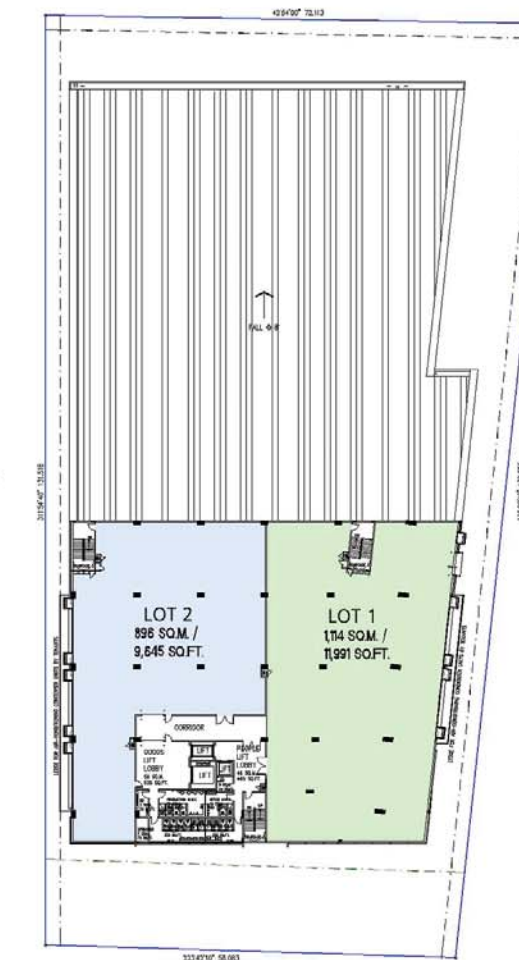
Net Rentable Area :

- Lot 1 : 9,214 sq.ft.
- Lot 2 : 7,169 sq.ft.
- Lot 3 : 13,595 sq.ft.
- Lot 4 : 12,745 sq.ft.



Net Rentable Area :

- Lot 1 : 11,765 sq.ft.
- Lot 2 : 8,579 sq.ft.
- Lot 3 : 12,303 sq.ft.



Net Rentable Area :

- Lot 1 : 11,991 sq.ft.
- Lot 2 : 9,645 sq.ft.