



DESA88

— INDUSTRIAL PARK —



Affordable & Rewarding Business Choice



Artist's impression only

- Built-to-Suit Lot (Lot 1 - Lot 7) - 7 unit
 - Terrace Factory (Phase I) (Lot 1 - Lot 40) - 40 unit
- Terrace Factory (Phase II) (Lot 1 - Lot 36) - 36 unit
 - Workers Dormitory
- - - Light Industrial Zone
 - - - Medium Industrial Zone

SHAPING A NEW FUTURE

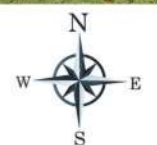
A Beacon of Industrial Sustainability

Spanning 37.944 acres, Desa 88 is set to become a prime freehold industrial development within the strategic location of the North-East Development Corridor, Iskandar Malaysia, enveloped by establishing township and commercial areas. It is envisioned to be the home to a dynamic, well-managed, secure and sustainable industry community.

With the vast experience and excellent track records, providing one-stop business solution by fusing cutting-edge designs with highly functional spaces. Desa 88 is certainly the first choice industrial and manufacturing hub for locals and multinationals.



Artist's impression only



BRAND NEW & MODERN FACTORY

Phase I



The terrace factory of Desa 88 is ideally suited for Small and Medium-sized Enterprises (SMEs). Desa 88 offers multi-functional industrial space with the contemporary and unique design. The flexible space planning and efficient space utilization are ideal for today's industries. The front loading area provides extra convenient.



Lot Size : 30'x100' Built-up Area : 3821sq.ft.

Terrace Factory

Phase II



The multi-functional layout of each unit offers seamless and efficient business operations. This Ready-Built Factory is stylishly designed with quality finishes and the practical layouts are perfectly suited for varied business needs.



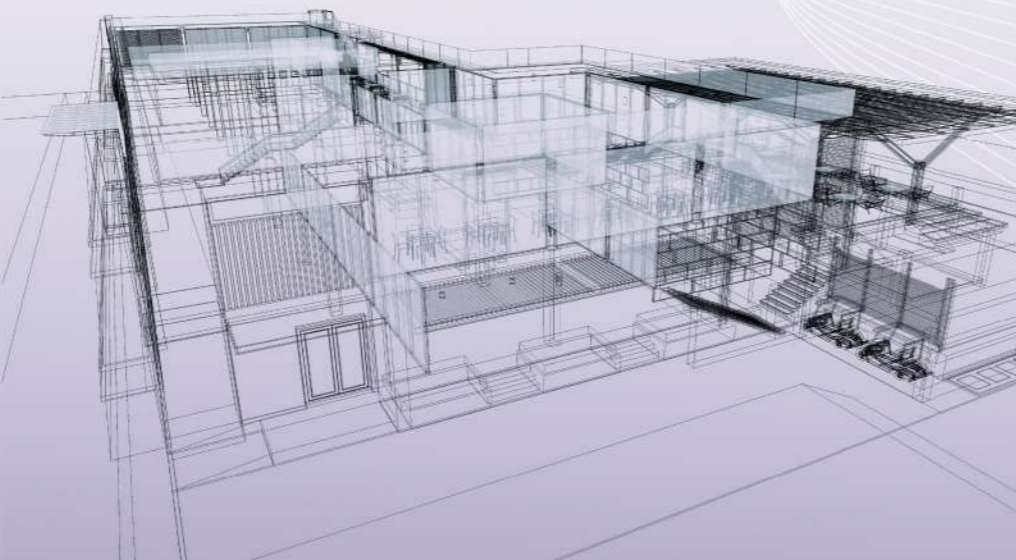
Lot Size : 40'x100'

Built-up Area : 4886sq.ft.

Terrace Factory Phase II

Built-to-Suit

Built-to-suit factories with solutions that are adapted to the requirements of individual customers and the nature of their industry are popular among today's entrepreneurs. The factories in Desa 88 are designed to cater to a diverse range of SMEs and offer flexibility for future business expansion.



Direct access at the entrance and wider driveway ease loading and unloading operations



High ceiling maximizes natural light and offers excellent ventilation



Spacious and flexible layout suit various industrial needs



PRIMED FOR SUCCESS

As a self-contained industrial community that is also highly accessible, Desa 88 is surrounded by lush green parks and open spaces. We offer you more than just a factory, we offer you the ultimate sustainable business environment with a lush ambience.

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A Secure Business Environment

Peace of mind is assured for business owners in Desa 88 as their factories are highly secured with gated and guarded security features such as 24-hour CCTV monitoring and security patrols.

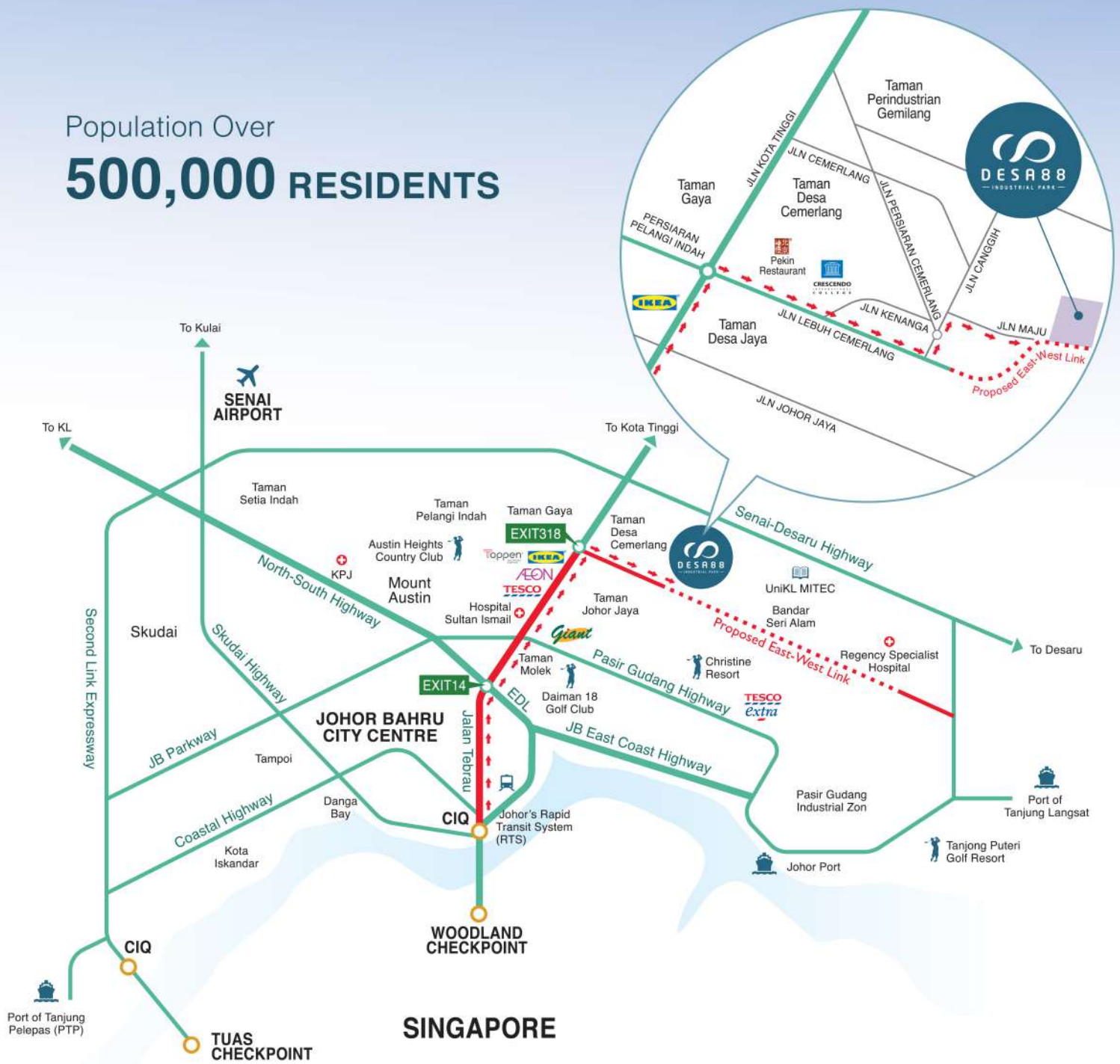
Well-managed Worker's Dormitory

Desa 88 has an integrated facility that includes a worker's dormitory that fits more than **1500** beds for the worker's convenience. Desa 88 also comes complete with ready infrastructure, water, sewerage, power, and telecommunication facilities.



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Population Over
500,000 RESIDENTS



5 km

IKEA Tebrau & Aeon Tebrau

10 km

Senai Desaru Highway

18 km

JB City Centre & CIQ

32 km

Senai International Airport

33 km

Johor Port

46 km

Port of Tanjung Pelepas (PTP)



- Unrivalled Accessibility
- Nearby to Seaports

- Bustling Commercial and Residential Areas
- Ultimate Convenience with Shopping Amenities

ANOTHER PRESTIGIOUS DEVELOPMENT BY:



JM CEMERLANG SDN. BHD. (1054915-X)
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A step towards a new era of energy properties