FREEHOLD

ortus
POINT
Bandar Springhill

DETACHED &
SEMI-DETACHED
FACTORIES



Made for Bigger Things

A new generation of industrial spaces arrives at Ortus Point, designed for businesses ready to scale up and scale big.

It is strategically located in a dynamic zone with mega-factory MNCs focusing on technology, sustainability and adjacent industries.
A UCSI University campus as well as hospital are also within the vicinity, creating a well-connected environment for business and lifestyle.



Artist's impression of Ortus Point main entrance

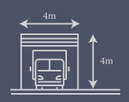
Artist's impression of Ortus Point aerial view



Artist's impression of Ortus Point streetscape

Next Level Launchpad

Phase 1 of Ortus Point offers 72 semi-detached and 2 detached factories, designed with generous 8m interior height, dedicated office space, and selected corner lots with additional space for greater flexibility.



Roller Shutter
4m x 4m



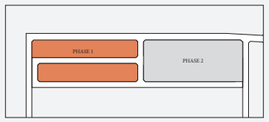
Ground Loading
10 kN/m²



Mezzanine Office
2.5 kN/m²



SITE PLAN





FLOOR PLANS



Artist's impression of semi-detached factories

TYPE A

1.5-Storey
Semi-detached Factory

LOT SIZE
60' x 100'

LOT AREA
6,000 sq.ft.

BUILT-UP AREA
2,600 sq.ft.

TOTAL UNITS
34 units

TYPE B

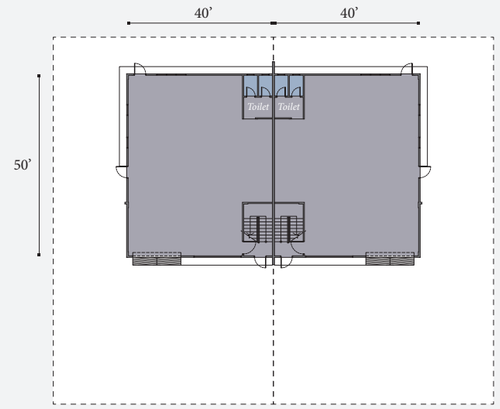
1.5-Storey
Semi-detached Factory

LOT SIZE
60' x 104'

LOT AREA
6,240 sq.ft.

BUILT-UP AREA
2,600 sq.ft.

TOTAL UNITS
32 units



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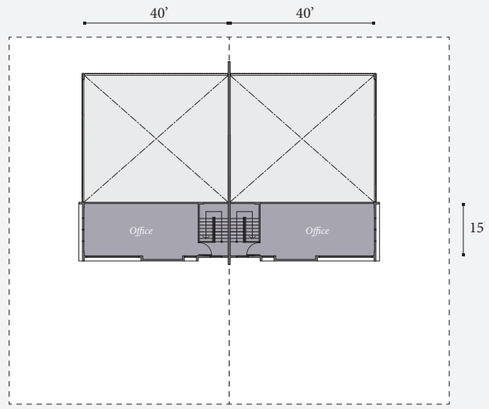


L1



Artist's impression of detached factories

TYPE A1

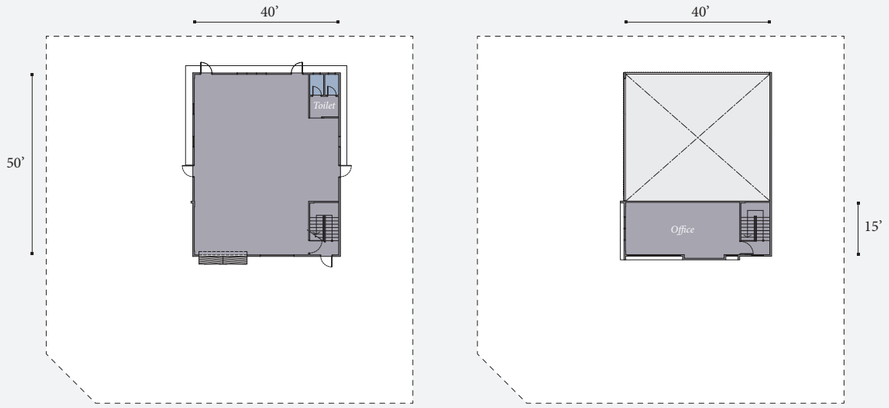
1.5-Storey
Detached Factory

LOT SIZE
100’ x 100’

LOT AREA
9,903 sq.ft.

BUILT-UP AREA
2,600 sq.ft.

TOTAL UNITS
2 units



GF L1

TYPE A2

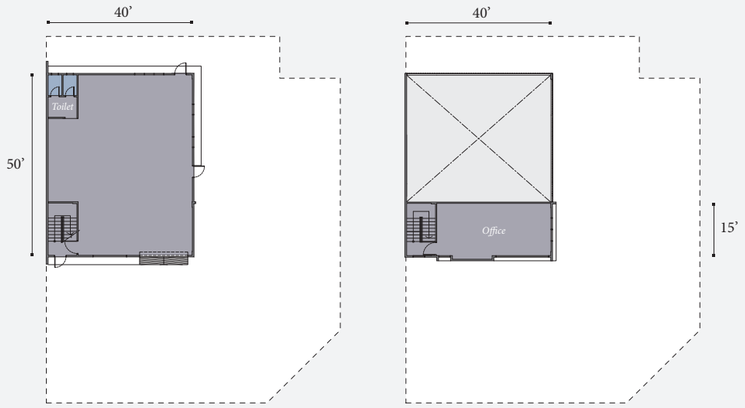
1.5-Storey
Semi-detached Factory

LOT SIZE
80’ x 100’

LOT AREA
7,800 sq.ft.

BUILT-UP AREA
2,600 sq.ft.

TOTAL UNITS
2 units



GF L1

TYPE B1

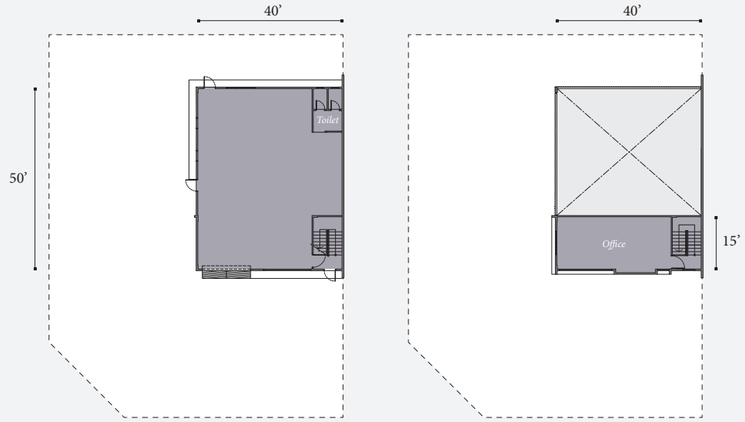
1.5-Storey
Semi-detached Factory

LOT SIZE
80’ x 104’

LOT AREA
8,078 sq.ft.

BUILT-UP AREA
2,600 sq.ft.

TOTAL UNITS
2 units



GF L1

TYPE B2

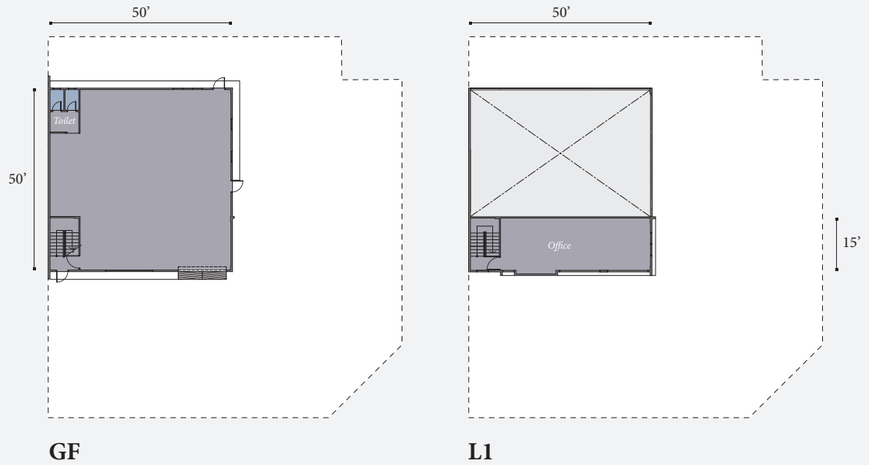
1.5-Storey
Semi-detached Factory

LOT SIZE
96’ x 104’

LOT AREA
9,378 sq.ft.

BUILT-UP AREA
3,250 sq.ft.

TOTAL UNITS
2 units



GF L1

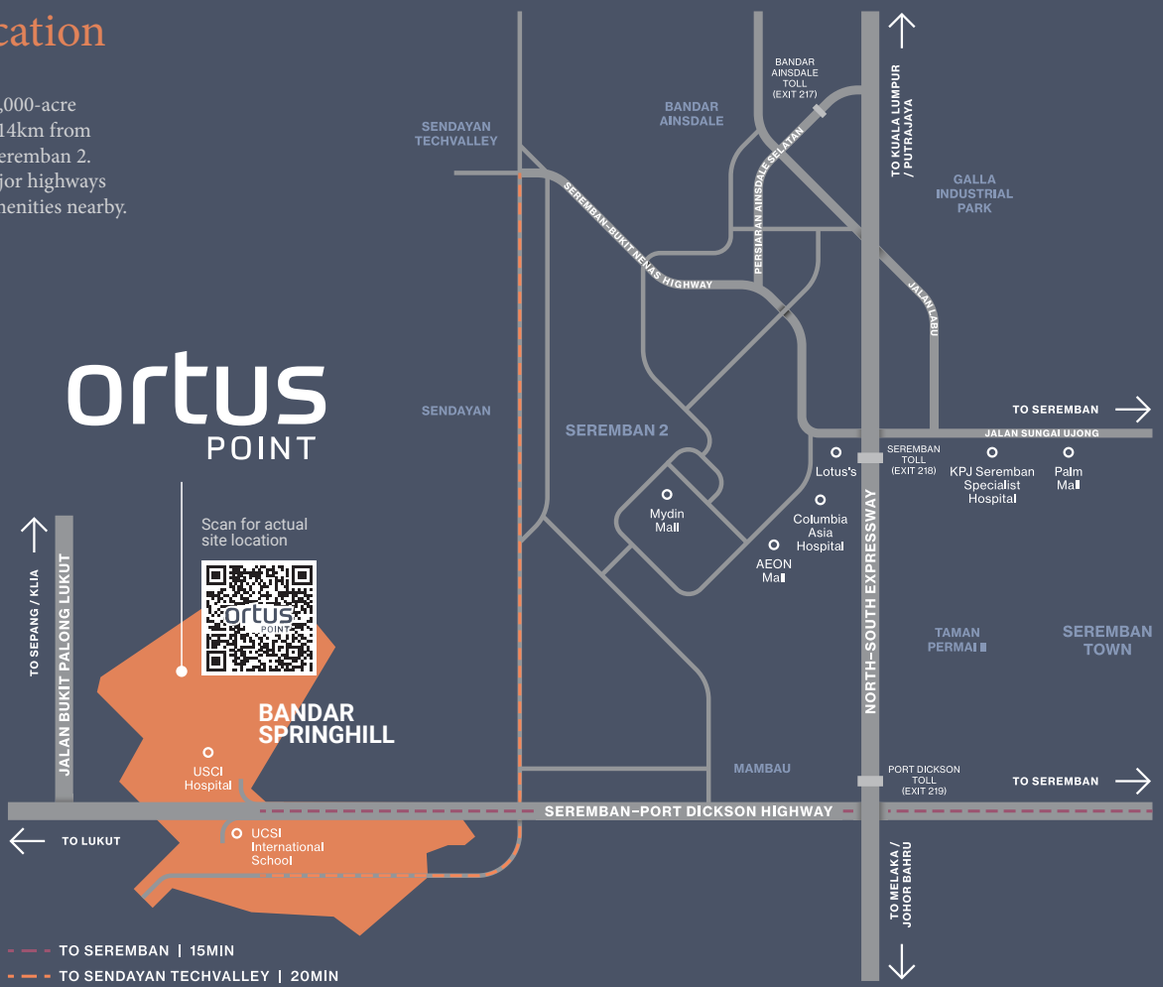
SPECIFICATIONS

STRUCTURE	Reinforced Concrete / Steel Framework
WALL	Masonry Wall / Metal Deck Cladding / RC Wall
ROOF	Metal Deck Roof
CEILING	Paint / Ceiling Board
FLOOR FINISHES	Power Float Concrete / Tiles / Cement Render
WALL FINISHES	Plaster & Paint / Metal Wall Cladding / Tiles
DOORS	Roller Shutter / Flush Door / Fire Rated Door
WINDOWS	Metal Framed Operable / Fixed Glass Window
IRONMONGERY	Lockset and Accessories
SANITARY WARES AND FITTINGS	Sitting WC / Wash Basin and Tap / Bib Tap
GATE AND FENCING	M.S. Gate / Masonry Wall / Chain Link Fencing / RC Wall
ELECTRICAL SUPPLY	100 Amps 3-Phase Power Supply



A Strategic Location

Ortus Point is location within a 2,000-acre Bandar Springhill township, just 14km from Port Dickson and 16.5km from Seremban 2. It offers convenient access via major highways and trunk roads, with modern amenities nearby.



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