
Activus
TechPark
BANTING
FREEHOLD
FlexEdge Factories
Energise your enterprise

Not Just a Factory; It's Your Next Big Move

Designed for today's SMEs, these smart, standalone factories offer seamless access and operational freedom.

The front façade is built with intent to flex, adaptable to your vision of a HQ or a warehouse. Inside, office space is arranged in the front, with three functional zones: mezzanine office, level 1 office and rooftop space.



Artist's Impression



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Whatever You Need it to Be

Tall windows and high ceilings flood the space with natural light and open up endless possibilities, be it a retail reception, product showcase, modern office, or co-working hub. The office areas can also be partitioned to include a café or lunch bar, offering convenience and accessibility.



Artist's Impression

Site Plan

Low Density by Design

Activus TechPark houses 49 units of FlexEdge Factories across 56 acres, creating an open and pleasant environment that helps redefine how growth works for modern SMEs.



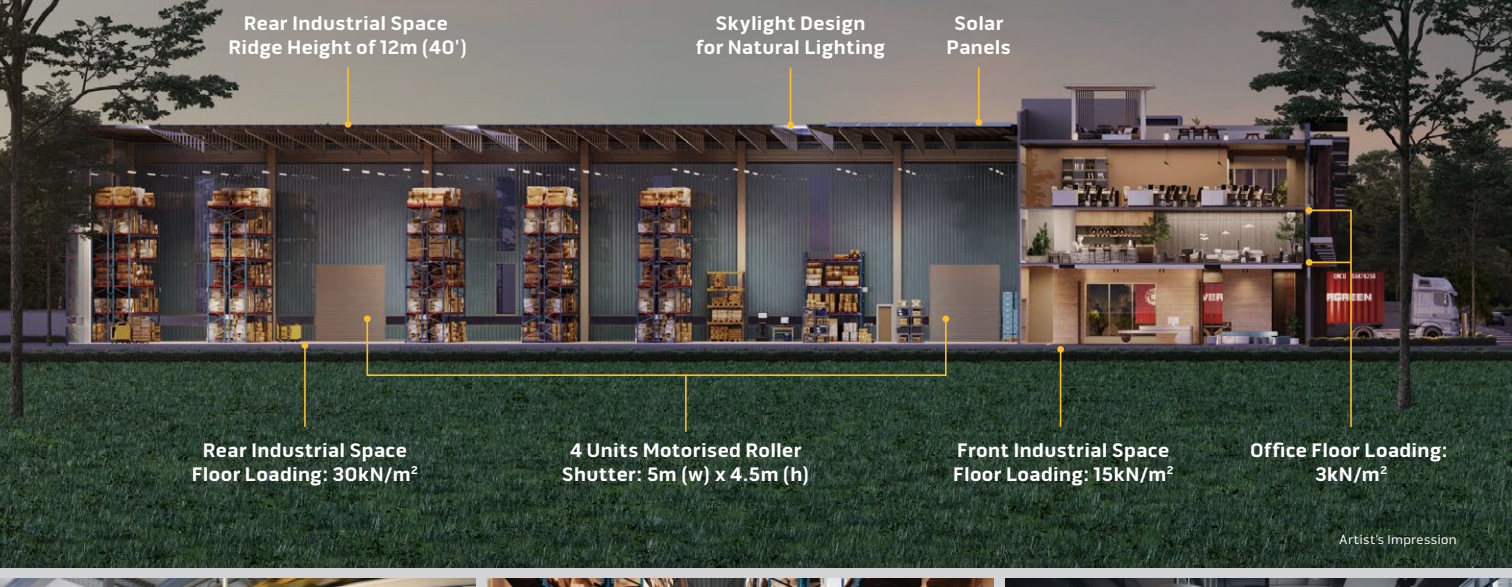
Activus TechPark

FlexEdge Factories

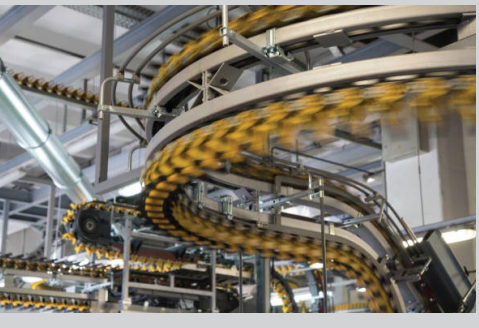
- Corner Lot (136' x 305')
- Intermediate Type 1 (131' x 305')
- Intermediate Type 2 (121' x 305')
- End Lot (121' x 305')

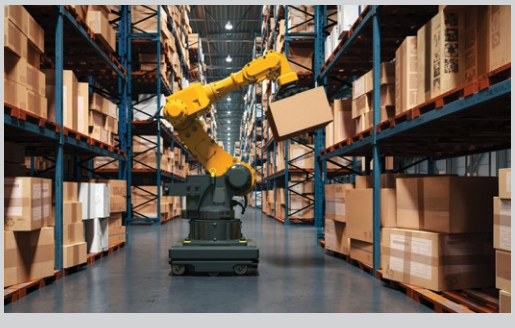
The industrial space spans an impressive 225 feet from front to rear, with a generous rear ridge height of 12m (40') from the ground, offering maximum freedom for your operations.

Loading bays sit right up front, making drop-offs and pickups a breeze. And the rooftop is not just a roof; it's a rare chance to bring green thinking and vibrant experiences to your business arena.



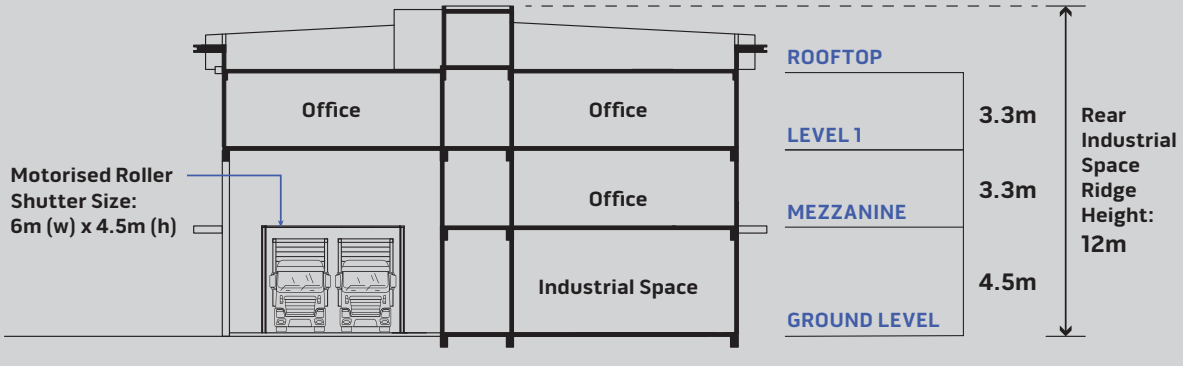
Artist's Impression

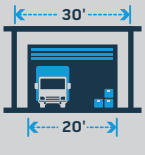






Front Section





30' Wide Loading Bay with 20' Wide Motorised Roller Shutter



Side Entrance with Min. 16' Wide Motorised Roller Shutter



40' Ridge Height at Rear Industrial Space



70' wide Column-Free Industrial Space



300 AMP Power Supply



Ground Level Loading 30kN/m² (Rear Industrial Space)



Ground Level Loading 15kN/m² (Front Industrial Space)



Upper Office Level Loading 3kN/m²



Solar Panels



Existing Gas Pipeline (within 250m)

Floor Plans

Lot Size

Corner Lot:
136' x 305' (7 units)

Intermediate Type 1:
131' x 305' (9 units)

Intermediate Type 2:
121' x 305' (32 units)

End Lot:
121' x 305' (1 unit)

Total No. of Units
49

Building Plinth
approx. 70' x 225'

Built-up Area (sf)

GROUND LEVEL
approx. 15,992 sf

UPPER LEVEL
approx. 8,304 sf

TOTAL BUILT-UP AREA (SF)
approx. 24,296 sf

Floor Loading

GROUND LEVEL

Front Industrial Space:
15 kN/m²

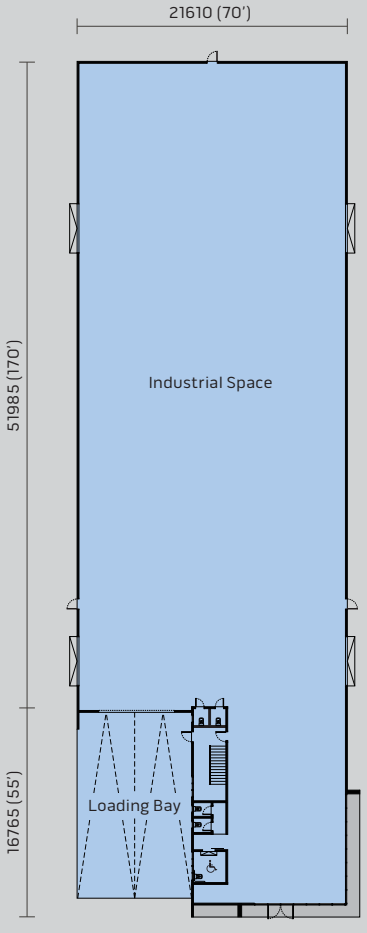
Rear Industrial Space:
30 kN/m²

UPPER LEVELS

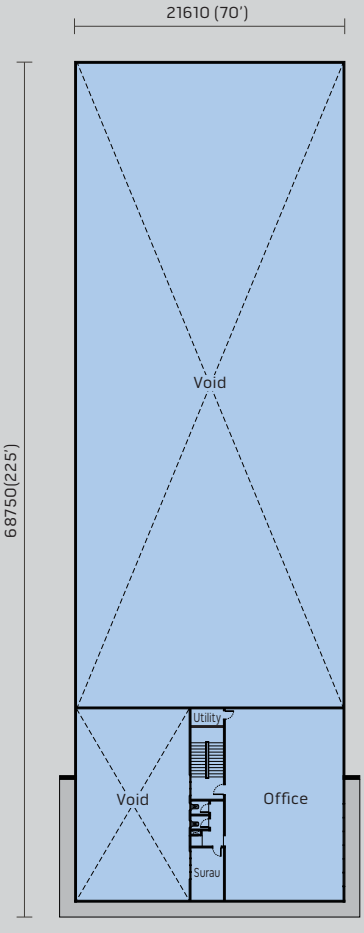
Office Space:
3 kN/m²

Rooftop:
1.5 kN/m²

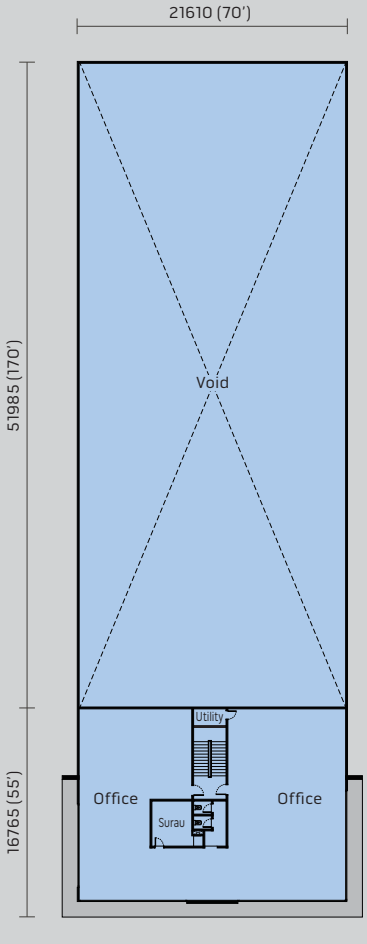
NOTES:
1. All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants. 2. Driveway, ramps and exterior areas may vary to suit site conditions



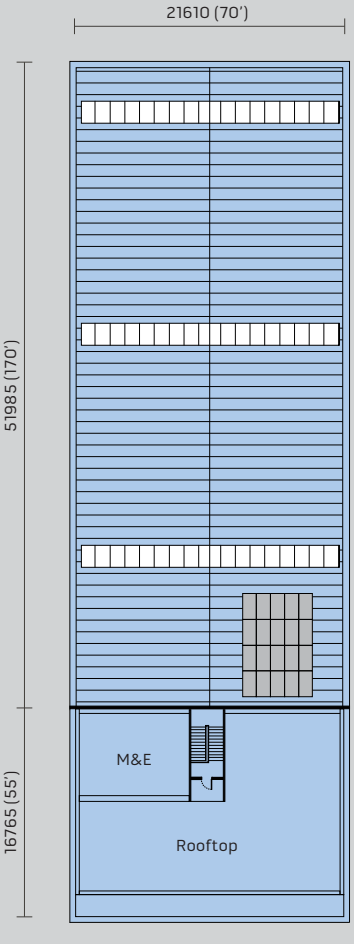
GROUND LEVEL



MEZZANINE



LEVEL 1



ROOFTOP



Front-Facing. Future Ready.

Designed to serve both corporate and industrial purposes, the front façade adapts to your needs. Up top, the office roof goes beyond a simple cover; it can be easily transforms into a lush garden, alfresco café or a private event space.

This is space that evolves with your ideas.

SPECIFICATIONS

Structure	Reinforced Concrete Framework / Steel Framework
Wall	Masonry Wall / R.C. Wall / Metal Deck Cladding
Roof	Metal Deck Roof / Translucent Deck Roof
Ceiling	Paint / Ceiling Board
Floor Finishes	Power Float Concrete / Tiles / Cement Render
Wall Finishes	Plaster & Paint / Rendering & Paint / Metal Wall Cladding / Tiles
Doors	Roller Shutter / Flush Door / Glass Door Fire Rated Door / Sliding Door
Windows	Metal Framed Operable / Fixed Glass Window
Ironmongery	Lockset with Accessories
Sanitary Wares and Fittings	Sitting WC / Wash Basin and Tap / Bib tap
Gate and Fencing	M.S. Gate / Masonry Wall / R.C. Wall / G.I. Mesh Fencing
Electrical Supply	300 AMP 3-Phase Power Supply
ESG Features	Solar Panels / RWHT / Heat & Glare Reduction Louvres / 30A EV Isolator

All-Round Access, All-Round Advantage

Close to major population centres and well-connected to KLIA and Port Klang via six key highways, Activus TechPark offers prime accessibility, efficient logistics and a ready labour pool to support a range of industries like manufacturing and distribution.

DISTANCE TO PRIME LOCATIONS	KM
Banting Town	10
KLIA	18
Cyberjaya	21
Putrajaya	30
Port Klang	42
Shah Alam	43
KL City Centre	55



Activus TechPark offers unmatched connectivity and visibility, making it the smart choice for businesses that value speed, agility and a strategic presence across key markets.



MAJOR ROADS & LINKAGES

1. Jalan Labohan Dagang - Nilai
2. Jalan Banting - Semenyih
3. Jalan Klang - Banting
4. Lingkaran Putrajaya
5. Federal Highway
6. Jalan Klang - Teluk Intan

MAJOR HIGHWAYS

- A Lebuhraya Dengkil - KLIA
- B ELITE Highway
- C West Coast Expressway
- D West Coast Highway (North Extention)
- E Southern Klang Valley Expressway
- F Lebuhraya Cyberjaya - Putrajaya
- G KESAS Highway

Tel: 03-7669 3234

Activus Sales Gallery
R18, Level 1, Wisma SCland, Emporis Kota Damansara
Persiaran Surian, 47810, Petaling Jaya, Selangor, Malaysia

A Unique Creation by: ATASIA

Development Partner: SCLAND
scland.my

Developer: TT Banting Sdn Bhd 202401039110 (1584957-P)
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