



Sales Gallery:

L&R HQ Corporate Office & Showroom

Lot 22205, Jalan 33/52, Seksyen 33, Shah Alam Technology Park, 40400 Shah Alam, Selangor

www.lrllogistics.com.my | Open: Monday - Friday, 9am - 6pm

L&R

• Sijangkang Entrepreneur Park •

Disclaimer: Subject to KM approval. The Developer reserve the rights to modify any part or parts of the building prior to completion as directed by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Modern Warehousing & Office Spaces



Designed for ESG
Compliance

Welcome to Sijangkang Entrepreneur Park



Modern ESG-Ready Semi-D Warehouses in Klang's Logistics Growth Corridor

Sijangkang Entrepreneur Park is not just a warehouse development. It is a forward-thinking, intelligently designed business park built for the next stage of growth.

Located within a 12.6-acre gated industrial hub in Klang's logistics heartland, the development offers only 24 exclusive Semi-D warehouse units. Each unit is crafted to meet the operational demands of modern businesses while offering space to grow.

Whether you are in manufacturing, logistics, e-commerce or regional distribution, this development supports your operations with efficiency, sustainability and flexibility.

Each unit features:

- Strategic accessibility
- Spacious layouts with integrated office space
- ESG-compliant features such as solar panels, rainwater harvesting and energy-saving systems

At L&R Land, we build more than just space. We deliver the foundation for long-term business value and sustainable growth.

Sijangkang Entrepreneur Park
Built for Business. Designed for Growth.

Why invest in Klang Valley's Industrial Hub

The Klang Valley has emerged as Malaysia's logistics heartbeat, driven by booming e-commerce, strong manufacturing growth, and its proximity to Port Klang, the nation's largest import and export gateway.

As businesses scale, the demand for modern warehousing solutions with smart layouts and ESG features is outpacing traditional industrial offerings.

Sijangkang Entrepreneur Park

meets this demand with

24 Exclusive,
Safe & Gated
Semi-D Warehouses

12.6 acres of
Prime Industrial Land
in Klang

Backed by over 40 years of logistics and warehousing expertise, the development is designed for today's operational needs and tomorrow's expansion, giving investors a rare opportunity to secure long-term value in a high-growth location.



The strategic edge of a Well-Connected Industrial Zone



12KM to Port Klang

22KM to Subang Airport

33KM to KLIA

Connected where it matters

Where time meets opportunity. Unlock cost savings, speed, and agility for a future-ready business.

With direct links to major highways, this development offers seamless access to ports, airports, and key business districts across the region.

This efficiency helps reduce travel time, lower operating costs, and improve delivery schedules. These are critical advantages for logistics, manufacturing, and regional distribution.

Whether for import, export, or local supply chain operations, Sijangkang Entrepreneur Park keeps your business agile and connected, supported by infrastructure that grows with your demand.

Easy accessibility to
KESAS and **SKVE**
highways

Warehouses built for business

Built with businesses in mind, each warehouse combines smart design and modern infrastructure to support seamless daily operations.

From efficient layouts to future-ready utilities, it's a space engineered to drive growth and long-term value.



Space Smart & Functional Design

Maximize efficiency with spacious layouts, modern facades, and future-ready designs – all crafted to support your business expansion.

Modern facade with practicality

A professional exterior design that enhances your brand image while maintaining functional appeal



Optimized Layout

Spacious interiors with 30-ft ceiling height and integrated office space to maximize operational efficiency



Extension Ready-design

Structural allowance to expand your facility as your business grows, without the need to relocate



Jumbo-sized Semi-D factories

Generous built-up and land areas provide ample room for operations, storage, and future expansion.





Operational excellence built for efficiency in every detail

Designed to streamline logistics and daily operations, delivering productivity where it matters most.



**200 AMP
3-phase power supply**
Equipped to support industrial operations of all scales, from advanced machinery to future business expansion.



Motorised roller shutters
Designed for efficiency and safety, the motorised roller shutters allow for smooth, secure, and hassle-free loading and unloading of goods.



Ample car & logistics parking
Generous parking allocation ensures ease of access for staff, visitors, and heavy vehicles, streamlining daily operations and logistics flow.



Surau-ready for staff convenience
Includes dedicated surau space to offer a comfortable and accessible environment for staff.

Built for Tomorrow: Sustainable and Secure



Future-Ready, ESG-Compliant Spaces



Solar Energy

Cut down energy costs while supporting renewable power.



Rain Water

Reduce water usage and optimize resource efficiency.



Energy-Efficient Systems

LED lighting and smart design for sustainable operations.



Safe & Gated Community



Dedicated Unit Security

Individual guardhouses at each unit.



Peace of Mind 24/7

Secure community for uninterrupted operations.

Built for Growth, Designed for Efficiency

A modern industrial development in Teluk Panglima Garang, offering 24 Semi-D warehouse units sized from 13,402 to 24,682sq. ft., with built-up areas ranging from 8,775 to 16,158 sq. ft. Each unit includes approx. 4,000 sq. ft. of integrated office space and features 30-ft ceiling height and with floor loading capacity of 10kPa, ideal for forward-thinking businesses.

Type A

Specification

Land Size: 19,345 sq.ft.

Ceiling Height: 30 ft

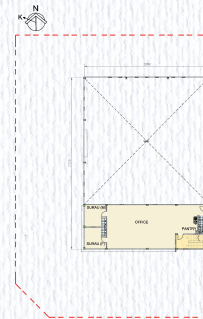
Built-Up Area: 11,863 sq.ft.

Office Space: Approx. 4,000 sq.ft.

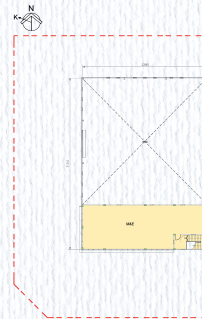
Versatile Semi-D Unit – Built for Any Industry



Ground Floor Plan



1st Floor Plan

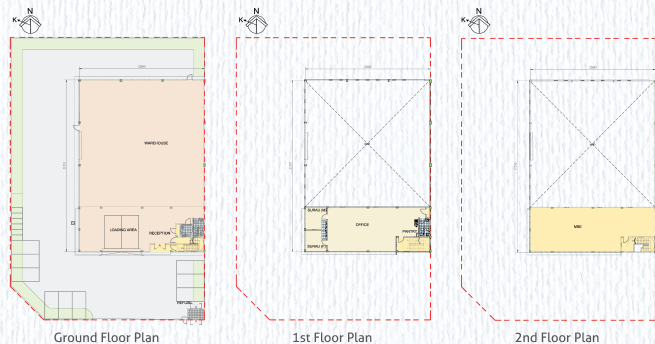


2nd Floor Plan

Type A1

Specification

Versatile Semi-D Unit – Built for Any Industry



Land Size: 18,387 sq.ft.

Built-Up Area: 11,863 sq.ft.

Ceiling Height: 30 ft

Office Space: Approx. 4,000 sq.ft.

Land Size: 14,899 sq.ft.

Ceiling Height: 30 ft

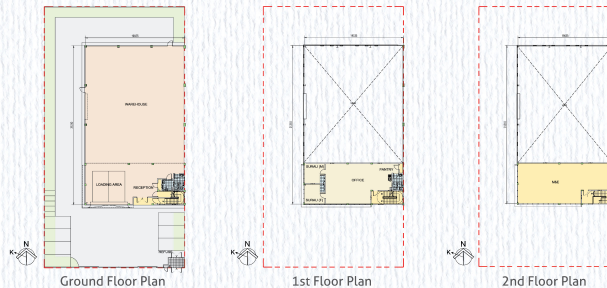
Built-Up Area: 9,915 sq.ft.

Office Space: Approx. 4,000 sq.ft.

Type B

Specification

Compact Efficient Unit – Do More with Efficient Layout



Land Size: 24,674 sq.ft.

Ceiling Height: 30 ft

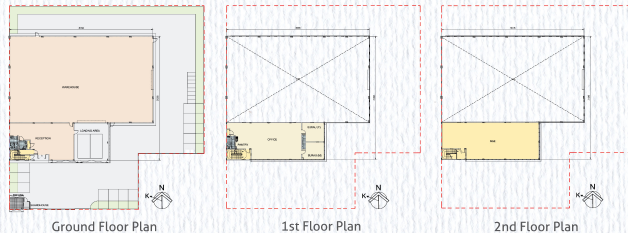
Built-Up Area: 16,158 sq.ft.

Office Space: Approx. 4,000 sq.ft.

Type C

Specification

Premium Corporate Façade Unit – An Impressive Headquarters

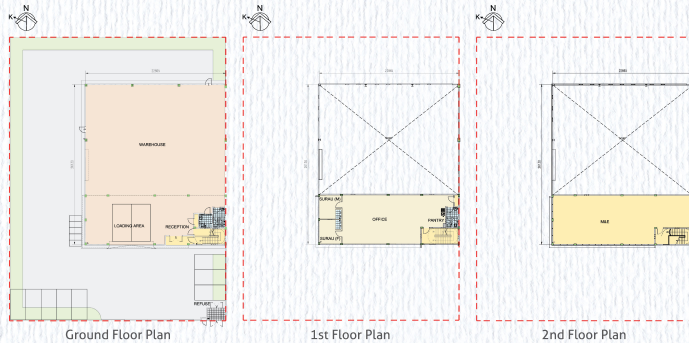


Type D

Specification

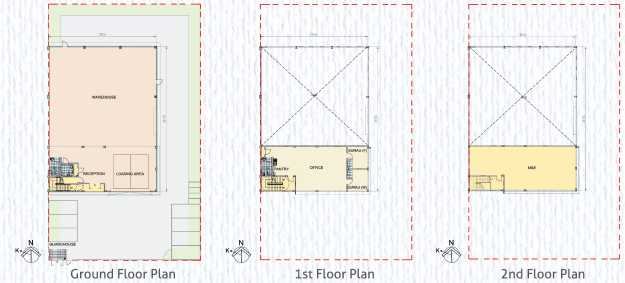
Land Size: 17,738 sq.ft.	Ceiling Height: 30 ft
Built-Up Area: 10,550 sq.ft.	Office Space: Approx. 4,000 sq.ft.

Mid-Size Flexible Unit – Space That Adapts to Your Business



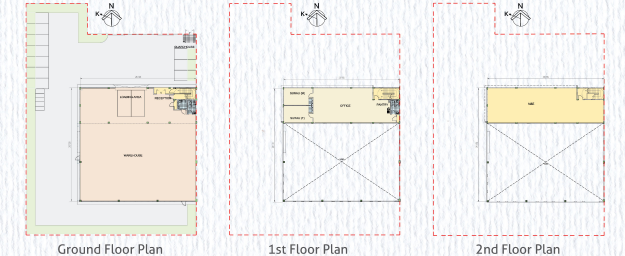
Land Size: 13,402 sq.ft.	Ceiling Height: 30 ft
Built-Up Area: 8,775 sq.ft.	Office Space: Approx. 4,000 sq.ft.

Entry-Level Industrial Unit – Kick-Start with Cost Efficiency



Land Size: 20,583 sq.ft.	Ceiling Height: 30 ft
Built-Up Area: 12,337 sq.ft.	Office Space: Approx. 4,000 sq.ft.

Large-Land Logistics Unit – Space for Expansive Operation



Type E

Specification

Type F

Specification



Masterplan for Smarter Business Flow

Designed for operational efficiency, this masterplan provides seamless internal circulation, wide access roads, and a well-planned layout that enhances movement for trucks, loading activities, and daily operations.

Green buffers and landscaped zones create a modern, ESG-ready environment that supports productivity and long-term business growth.

Illustrative layout showing the lot arrangement by type. For reference only. Subject to authority and developer revisions.

For detailed unit availability, pricing, and registration:
www.lrllogistics.com.my/property
 or Scan the QR code to view full details online

