POWERING BUSINESSES THROUGH PRACTICAL SPACES

New Semi-D Factories

SUNTRACK
HUB 2
SALAK TINGGI

BUILT FOR YOUR NEXT STEP

Suntrack believes in creating purpose-driven spaces that empower businesses to strive and thrive.

Marking the brand's next chapter, Suntrack Hub 2 reinforces continuity and growth through innovative design for endless possibilities.

A NEW CHAPTER OF A PROVEN SUCCESS STORY

Building on the success of Suntrack Hub 1 in Bangi, a renowned industrial hub celebrated for its functional spaces and strong market demand, Suntrack Hub 2 emerges as a dynamic new industrial development in the heart of Bandar Baru Salak Tinggi, Sepang, Selangor.

Suntrack Hub 2 features modern semi-detached factories fronting the busy road from Banting to Nilai, with seamless connectivity to major highways and key ports. Purposefully designed, it supports business growth and long-term expansion.

AT A GLANCE

Location:
Bandar Baru Salak Tinggi

Project site area:
26.34 acres

Land title:
Industrial,
Individual 99-year leasehold title

Phase 1: 28 units (Current Launch)
- 16 units Type A Semi-D Factories
- 12 units Type B Semi-D Factories

Phase 2: 34 units
- 18 units Type C Semi-D Factories
- 4 units Type D Semi-D Factories
- 12 units Type E Semi-D Factories

Security and Maintenance
Security patrolling will be provided to the factories through monthly service charges. It will be carried out initially by the developer and eventually handed over to the Factory Owners' Association (a registered society with owners as members). All purchasers are required to sign a Deed of Mutual Covenant (DMC), agreeing to subscribe to the security patrolling services.

Land Area from
11,044 to 15,608 sq. ft.

Built-up Area from
7,567 to 8,412 sq. ft.

Fronting the Busy Jalan Labohan Dagang–Nilai

Strong, Sturdy Ground

Flood-safe Location

Artist's Impression Only

Artist's Impression Only

PRIME LOCATION FOR BUSINESS EFFICIENCY

Seamless Connectivity to Major Highways, Roads, and Ports

Within a well-connected commercial and logistics network, Suntrack Hub 2 offers direct access to key linkages across Malaysia to elevate businesses.

Strategically Located:

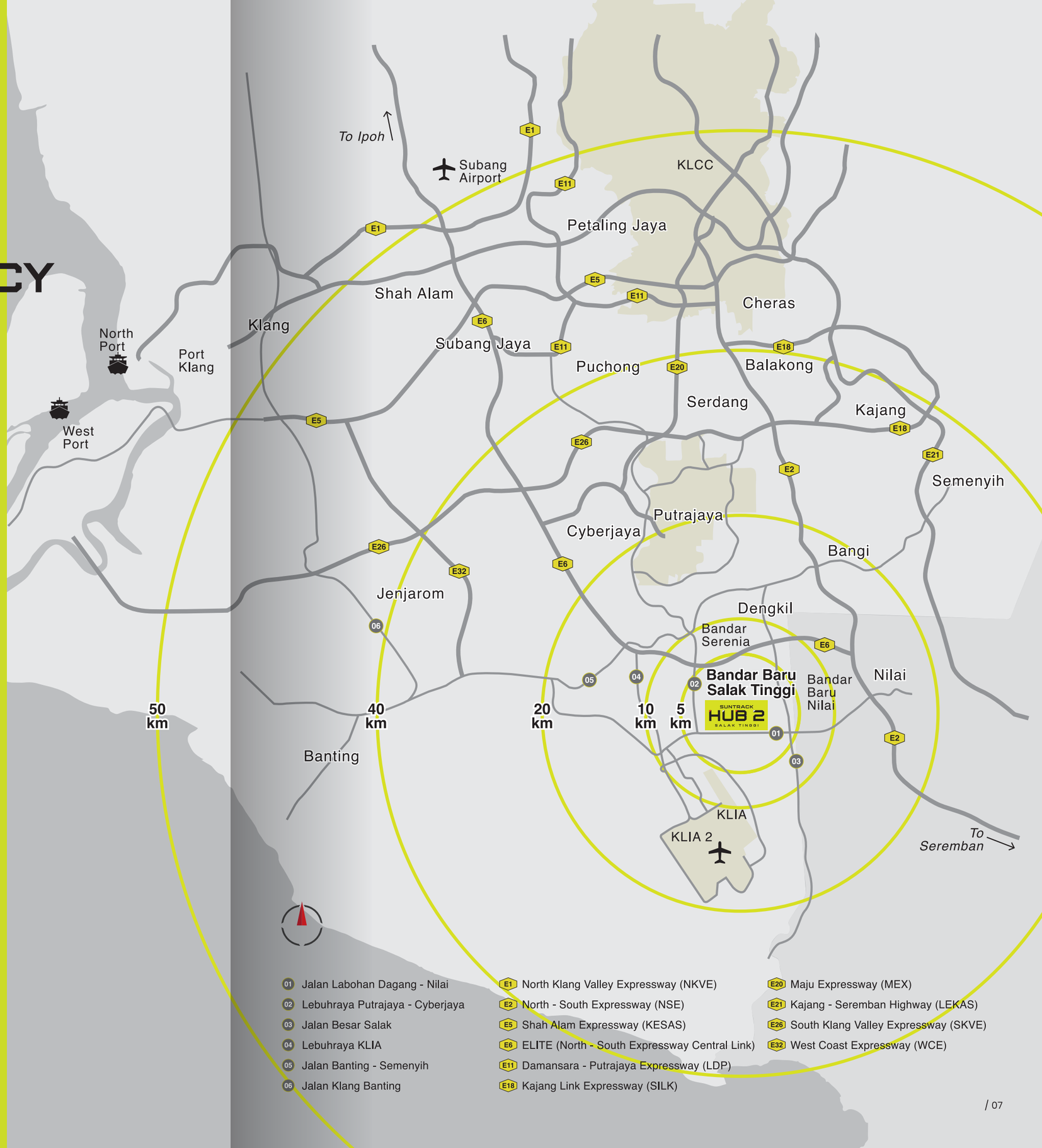
- Direct access to major logistics hubs:
  KLIA, KLIA2, Port Klang, and the upcoming Carey Island Port

- Major roads and highways:
  West : Lebuhraya KLIA
  Lebuhraya Putrajaya - Cyberjaya
  Jalan Labohan Dagang - Nilai (connects to Banting)
  ELITE (North - South Expressway Central Link)

  East : FT 32 Bandar Baru Nilai and North - South Expressway

Approximate Distance To Key Landmarks:

- **9.5 km** Bandar Baru Nilai Toll
- **10 km** Bandar Serenia Toll Plaza (key access to ELITE Highway)
- **12 km** KLIA
- **14 km** KLIA 2
- **20 km** Cyberjaya
- **21 km** Putrajaya
- **25 km** WCE (Persimpangan Banting)
- **36 km** Puchong
- **50 km** KLCC
- **58 km** Port Klang
- **66 km** Northport
- **69 km** Westports



FUTURE-READY FEATURES FOR YOUR ADVANTAGE

Suntrack Hub 2 is crafted with features that anticipate the needs of modern businesses. From maximum accessibility to scalable spaces that can be tailored to your needs, every detail is engineered for long-term success.

Solid Foundation with Minimal Risk

The elevated site offers hard ground and very low risk of flooding.

Secure and Guarded

A guarded industrial hub with 24/7 security patrolling and CCTV.

Ample Parking Provided

Each unit offers dedicated parking for vehicles of all sizes, with additional shared lots available on the street.

Maximum Accessibility

This development features separate entrances and a 66-ft. wide road reserve with a wide-turn junction for truck and trailer access.

Built for Sustainability

ESG-compliant designs:

- Rainwater harvesting tanks
- EV charging isolator points
- Solar panel conduit-ready
- Insulated steel decking roof
- Natural ventilation and lighting

Scalable Spaces

- Units with built-up areas from 7,567 sq. ft. with practical layouts
- 9m clear factory ceiling height
- 30kN/m² loading with wide motorised mullion-free shutters for truck access
- Expansion-ready (subject to approval from local authority)

SITE PLAN

PRACTICAL SPACES FOR BUSINESS CONFIDENCE

Artist's Impression Only

TYPE A

16 units

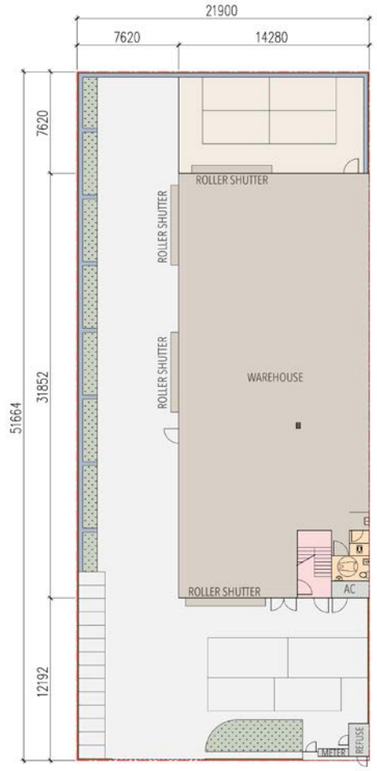
Typical lot size:
72 x 170 ft.

Land area:
12,174 - 15,608 sq. ft.

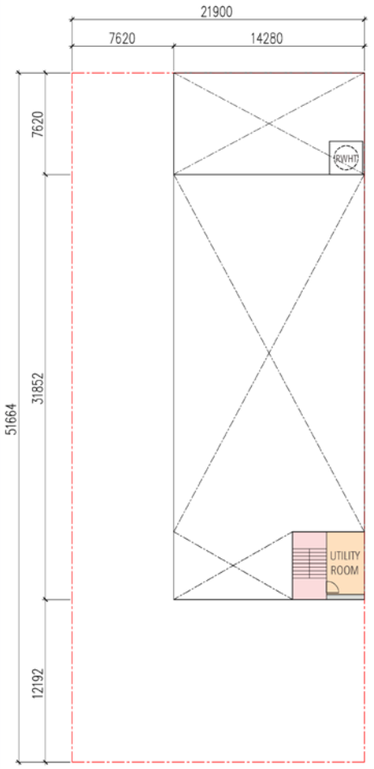
Typical built-up:
8,412 sq. ft.

Type A1
Semi-D factories
on the same level.

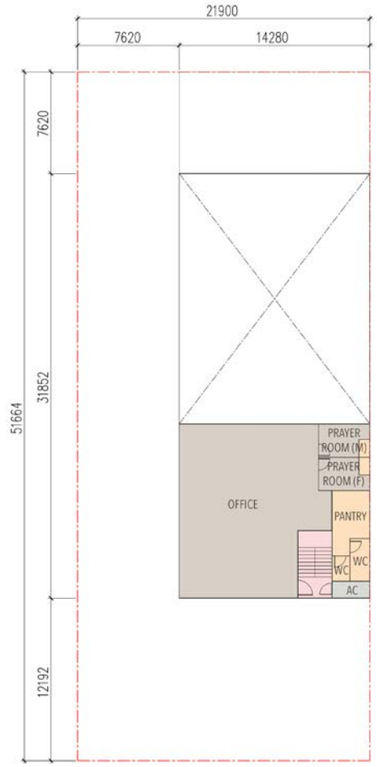
Type A2
Semi-D factories
with split levels.



Ground Floor



Mezzanine Floor



1st Floor

TYPE B

12 units

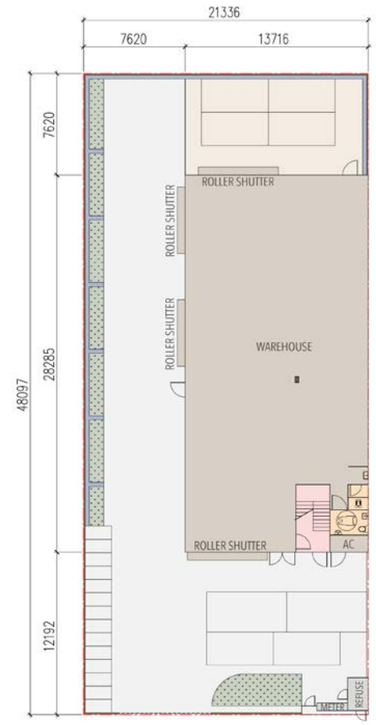
Typical lot size:
70 x 158 ft.

Land area:
11,044 - 13,336 sq. ft.

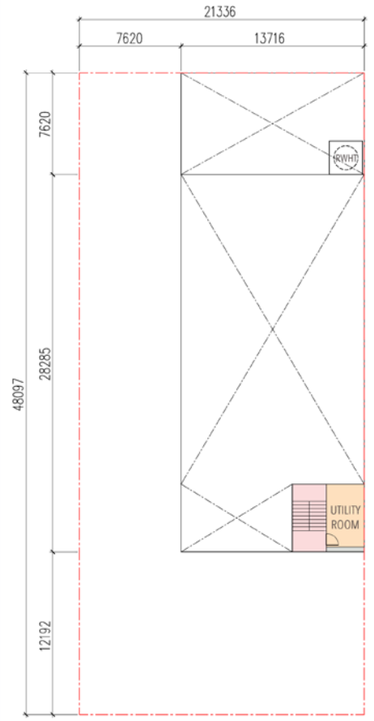
Typical built-up:
7,567 sq. ft.

Type B1
Semi-D factories
on the same level.

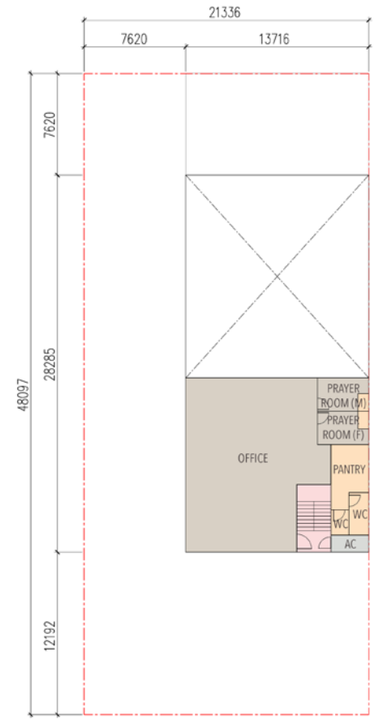
Type B2
Semi-D factories
with split levels.



Ground Floor



Mezzanine Floor



1st Floor

A MASTERPLANNED SPACE FOR BETTER BUSINESSES

Wheelchair-accessible toilets

Windows for natural lighting and ventilation for the warehouse

Super-wide mullion-free motorised roller shutter

Roof turbine ventilator for natural ventilation in the warehouse

Insulated metal decking roof to reduce heat gain

9m high ceiling and 30kN/m² floor loading designed for maximum rack space in the warehouse

Land within each lot:
- For extra car park lots and storage
- Supports future business expansion

Fire-resistant fencing

Concrete driveway for convenient extension; supports future business expansion

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ABOUT US

Established in 2002, Suntrack Development Sdn. Bhd. is an award-winning property developer with a proven track record in residential and commercial projects. Guided by its purpose, "We Build Meaningful Spaces for All", Suntrack is dedicated to delivering developments that combine thoughtful design, inclusivity, and long-term value.

This philosophy has earned Suntrack widespread recognition, from the FIABCI Malaysia Property Award for Kanvas SOHO @ Cyberjaya, to the International Property Award (Asia Pacific) for Suntrack Hub @ Bangi, to the StarProperty Award for Tuai Residence @ Setia Alam. Suntrack's developments have also been honoured at the Malaysian Institute of Planners Planning Excellence Awards and the Malaysian Landscape Awards, underscoring its reputation for architectural excellence and sustainable design.

Across every project, Suntrack's vision remains clear: to create spaces that leave a meaningful and lasting impact on people and places.

FIABCI Malaysia Property Awards 2019
Residential High-Rise Category
Kanvas SOHO @ Cyberjaya

Asia Pacific Property Awards 2021 - 2022
Best Residential High-Rise Architecture Malaysia
Tuai Residence @ Setia Alam

Malaysia Landscape Architecture Awards 2013
Honour Award Property Developer Award
Summerglades @ Cyberjaya

StarProperty Awards 2021
The Assisted-Living Home Award (Semi-Retirement)
Tuai Residence @ Setia Alam

International Property Awards Asia Pacific 2012 - 2013
Best Industrial Development Malaysia
Suntrack Hub @ Bangi

Malaysian Institute of Planners Planning Excellence Awards 2024
Gold Award - Inclusive Design
Tuai Barat Residence @ Setia Alam

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework and steel roof truss	
WALL	Masonry	
WALL FINISHES	Bathrooms	Tiles up to ceiling height
	Interior	Plastering and emulsion paint up to ceiling height
	Exterior paint	Plastering and weather-durable paint
ROOF	Metal deck roof with insulation	
	Reinforced concrete slab for flat roof	
CEILING	Suspended ceiling	
	Skim coat	
	Bare ceiling (back of warehouse)	
WINDOWS	Aluminum window frames with glass	
DOORS	Entrance	Aluminum frame glass door
	Warehouse	Motorised roller shutter
	Others	Fire-rated/Plywood door with metal door frame
	Toilets	Plywood door with metal door frame
IRONMONGERY	Stainless steel locksets and hinges	
FLOOR FINISHES	Warehouse	Power-floated concrete surface with floor hardener
	Office	Cement render
	Toilets and staircase	Tiles
	Driveway	Concrete surface
PLUMBING AND SANITARY	Squat pan and hand bidet	2 sets
	Water closet and hand bidet	2 sets
	Basin and basin taps	3 sets
	Urinal	2 nos
	Sink and tap (pantry)	1 set
	Surau ablution tap	2 nos
	Refuse tap	1 no
	Rainwater harvesting tank with tap	1 set
ELECTRICITY SUPPLY	150A 3 Phase Underground	
ELECTRICAL POINTS (FOR ALL TYPES)	Lighting point	48 nos
	Power point (13A)	29 nos
	Power point (for motorised roller shutter)	4 nos
	Power point (for autogate)	1 no
	Isolator point for EV charger	1 no
	Fiber outlet	1 no
	Doorbell push button	1 no
	Toilet/Surau exhaust fan	3 nos
SPECIFICATIONS FOR FLOOR LOADING	Driveway within the compound	15kN/m² for heavy trucks
	Ground floor warehouse	30kN/m² to allow for tall storage racks
	First floor office	2.5kN/m²
OTHERS	Gate	Mild steel sliding gate
	Fencing	A combination of fire-rated and normal brick wall fencing with reinforced concrete columns

Properly designed maintenance access to the roof.
Large refuse chamber for efficient rubbish disposal.
Telecommunication and electricity utilities are underground.

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Suntrack Hub 2 Site
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