COMPASS
@ KOTA SERI LANGAT

Selangor's Premier Industrial Address

A Joint Venture Development Between

KWEST PNB Permodalan Nasional Berhad area

Two Unique Concepts, One Unrivalled Location

Master-planned Green Industrial Hub

Nestled within Selangor's new growth corridor in Kuala Langat, COMPASS @ Kota Seri Langat stands out as a purpose-built industrial zone comprising an Industrial & Logistics Hub and SME Precinct.

220 acres FREEHOLD

GreenRE®

Built on insights, for operations of any size.

COMPASS @ Kota Seri Langat was conceived with data-driven insights to address client needs. Sizable units, comprehensive security and fully-equipped dormitories are among many thoughtful features that can add value to your operations.

Ensuring compliance with global standards.

It is also set to be the first industrial park of its kind in Southern Selangor to be certified by GreenRE highlighting our efforts to minimise our clients carbon footprint and encourage sustainability while adhering to international ESG standards.

Unparalleled connectivity for your business

The development is connected to Klang Valley's major highway networks via a dedicated interchange to the West Coast Expressway, as well as Jalan Klang Banting allowing convenient access to commercial centres, ports and airports.

Industry-leading features & amenities:

* Ready infrastructure to support future plug and play installation of EV charging stations, solar panel, smart meter sensors and other sustainable features.
* The development also includes high-speed broadband, ample power and water.
* Wide accesses with dual lane roads as well as ample parking bays.
* Excellent work-life balance with tranquil urban parks and lush landscaping.

COMPASS INDUSTRIAL & LOGISTICS HUB

Fully Integrated Industrial Solutions For Tomorrow, Built Today

Spanning across 120 acres, this world-class Industrial and Logistics Hub is a gated and guarded facility with practical amenities that make perfect business sense for both MNCs and domestic manufacturers.
This state-of-the-art facility offers you:

Built-to-suit flexibility

Hassle-free customisation is the key success factor here, with options of lot sizes ranging from 100,000 to 1,000,000 sq. ft. Each of our freehold-titled lots can be made to your exact specifications by our team of architects, engineers, project managers and consultants.

Workers Accommodation

Catering for up to 3000 beds, COMPASS Quarters comes equipped with food courts, clinic, laundry, sporting facilities and convenience stores to ensure comfort and convenience.

Leading-edge security

Featuring round-the-clock, multi-tiered security systems with 24-hour perimeter monitoring CCTV surveillance, guard patrols, smart visitor access and owner's direct access control systems.

Fully Equipped Business Center

Enjoy a conducive business environment complete with a co-working spaces, restaurants, cafés, boardrooms and meeting rooms used by the tenants of the industrial & logistics hub

Supply Chain Efficiency

Adjacent to the Industrial hub is COMPASS SME Precinct. COMPASS SME Precinct offers ready built SME units providing end users the advantage of positioning their businesses next to their clients around the vicinity including the COMPASS @ Kota Seri Langat hub. All without disrupting supply chain networks between businesses and their respective clients.

Industrial Park Features And Services

- Freehold Title
- Gated Guarded
- Dedicated Interchange to WCE Prominent Visibility
- Professional Park Management Business Center and Clubhouse
- Workers Dormitories
- Built to Suit, 2-30 acre plot Option to rent / outright purchase

Legends

1 3.69 ac	5 2.27 ac	9 1.76 ac	13 PRE-SOLD	1 2.35 ac	5 8.03 ac	9 9.23 ac	13 PRE-SOLD
2 3.49 ac	6 2.27 ac	10 PRE-SOLD		2 2.27 ac	6 5.04 ac	10 9.10 ac	13A PRE-SOLD
3 2.27 ac	7 2.27 ac	11 PRE-SOLD		3 2.27 ac	7 5.37 ac	11 9.52 ac	
3A 2.27 ac	8 2.41 ac	12 PRE-SOLD		3A 2.45 ac	8 5.15 ac	12 PRE-SOLD	

Workers Dormitories · Business Center · Pre-sold · INGRESS · EGRESS

62 UNITS ONLY
READY BY 2023

COMPASS SME PRECINCT

Ready-built SME units to fit growing ambitions

Detached Factory
20,000 – 50,000 sq ft

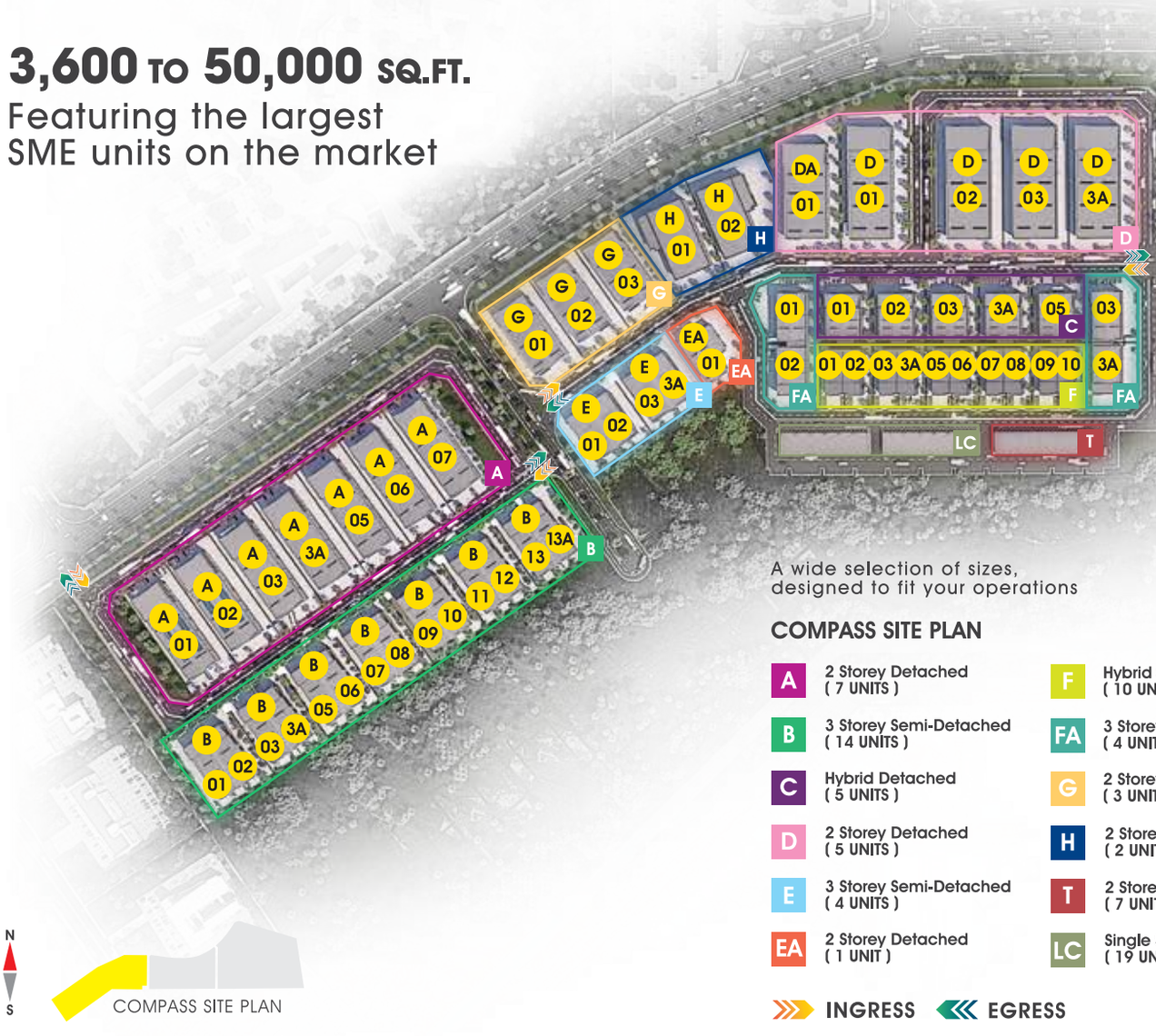
Semi Detached Factory
12,000 – 15,000 sq ft

Hybrid Cluster Factory
8,000 – 17,000 sq ft

F&B Industry | Logistics | Furniture | Electronics

3,600 TO 50,000 SQ.FT.

Featuring the largest
SME units on the market



COMPASS SITE PLAN

A wide selection of sizes,
designed to fit your operations

COMPASS SITE PLAN

A	2 Storey Detached (7 UNITS)	F	Hybrid Semi-Detached (10 UNITS)
B	3 Storey Semi-Detached (14 UNITS)	FA	3 Storey Semi-Detached (4 UNITS)
C	Hybrid Detached (5 UNITS)	G	2 Storey Detached (3 UNITS)
D	2 Storey Detached (5 UNITS)	H	2 Storey Detached (2 UNITS)
E	3 Storey Semi-Detached (4 UNITS)	T	2 Storey Terrace (7 UNITS)
EA	2 Storey Detached (1 UNIT)	LC	Single Storey Terrace (19 UNITS)

INGRESS EGRESS

Ready Business Opportunities

Your operations could form an integral part of the supply chain within the COMPASS ecosystem by catering to adjacent MNCs and large-scale manufacturers.

Extensive Amenities & Infrastructure

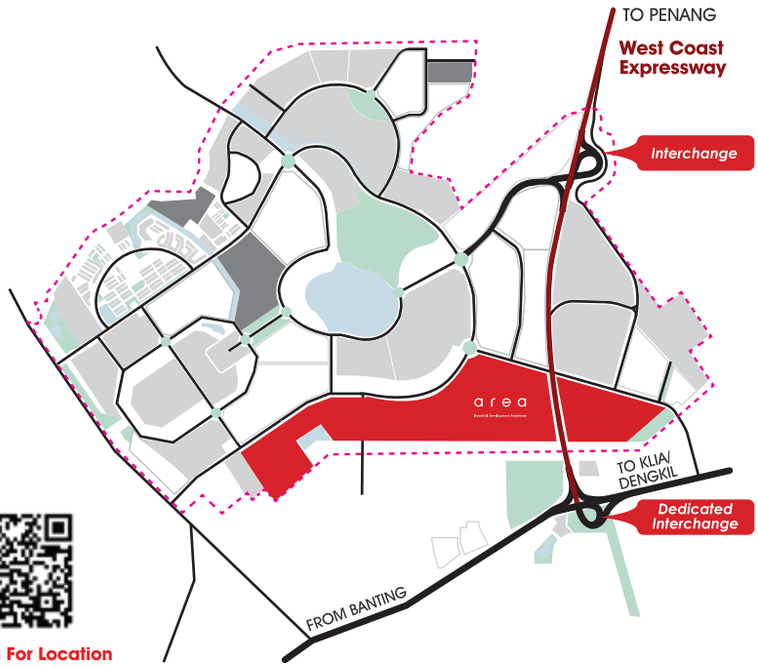
From dock levelers to high ceilings, well-planned office spaces to seamless internet connectivity, the SME Precinct comes complete with all you need, plus a myriad of sustainable plug and play features.

Elegant Yet Functional

Choose from a range of innovative and practical units with up-to-date façade, all set within a beautifully landscaped environment. There are also hybrid cluster units catering to those needing compact yet highly efficient industrial spaces.

TO SUBANG AIRPORT	TO WESTPORT	TO NORTHPORT	TO SHAH ALAM	TO KLIA	TO PUTRAJAYA	TO KLCC Via SKVE
42KM	45KM	31KM	28KM	25KM	35KM	42KM

COMPASS @ Kota Sri Langat



Scan For Location

Shopping
- Tesco-Lotus's Hypermarket Banting
- The Store
- Econsave

Housing and Leisure
- New Kota Seri Langat housing developments such as Rimbayu, Eco Santuary, Tropicana Aman, Bandar Mahkota Banting, Gamuda Cove, commercial and leisure facilities

Health
- Banting Hospital

Education
- College Mara Banting
- Banting Polytechnic
- College MCS
- Victoria International School

Labour Demographics

As part of a 2600-acre mixed development township, COMPASS @ Kota Seri Langat makes an ideal relocation and consolidation opportunity for global business leaders looking to take operations to the next level.

Call us to be part of this unprecedented opportunity.

*Calculation based on estimate interchange area plus google map existing road

COMPASS IP SDN. BHD. (1266887-H)
UOA Business Park, Tower 8, Level 2, Unit 2-1
No. 1 Jalan Pengaturcara U1/51A Seksyen U1 40150 Shah Alam Selangor **Office: +603-5590 9883 HP : +6012-708 6638 Website: www.compass-ip.my**

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