

COMPASS[®]

@ KOTA SERI LANGAT

S M E P R E C I N C T

Selangor's Premier Industrial Address

DETACHED FACTORY | SEMI DETACHED FACTORY
HYBRID CLUSTER | TERRACE FACTORY

—— A Joint Venture Development Between ——

KWEST

PNB
Permodalan Nasional Berhad

area



Artist's Impression Only

COMPASS®

PIONEERING SUSTAINABLE INDUSTRIAL EXCELLENCE

Catering to both local and multinational SMEs, **THE COMPASS** is dedicated to upholding ESG principles and sustainability. Certified bronze by **GreenRE**, we prioritize eco-conscious practices, meeting comprehensive criteria in areas such as *Energy Efficiency, Water Management, Material & Waste Management, Environmental Planning, Green Buildings & Green*

Transport, and Community & Innovation. Our commitment to environmental responsibility is woven into every aspect of our development. This groundbreaking initiative sets a new standard for industrial cities and serves as a visionary template we aim to replicate across Malaysia. **THE COMPASS** is where sustainable industry meets the future, today.



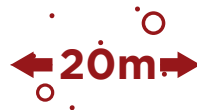
PLATFORM READY

The soil in SME Precinct has been supercharged and settled for over 3 years.



GREEN ENERGY INFRASTRUCTURE

All units come fitted with infrastructure for hassle-free installation of green energy tech like solar panels, EV charging stations, and rainwater harvesting tanks.



SPACIOUS ACCESS ROADS

Enjoy 20-meter-wide access roads and reinforced concrete roads with steel fiber throughout.



AMPLE PARKING

Parking is abundant, ensuring convenience for all.



DUAL ACCESS FRONTAGE

Larger detached units feature dual access frontage with dock levelers for streamlined delivery and transportation.



SMART DESIGN

Innovative and practical design balances production and office space effectively.



GATED AND GUARDED SECURITY

Rest assured with our gated and guarded park, ensuring a secure environment.



GreenRE (PROVISIONAL)

We're proud to be a GREENRE certified green industrial park, setting a new standard in Southern Selangor.



WORKERS' ACCOMMODATION

Worker accommodation available for rent.



BUSINESS CENTRE

A business centre available for the convenience of owners and tenants.



HIGH SPECIFICATIONS

High factory eave heights from 9m to 12m, and power supply up to 1000 amps.



ROBUST FLOOR LOADING CAPACITY

With a robust floor loading capacity of up to 30 kn/m², our spaces are engineered for heavy-duty operations.

At Compass SME Precinct, we've cultivated an industrial ecosystem that extends beyond infrastructure. In a symbiotic relationship, Compass SME Precinct and Compass Industrial & Logistics Hub become vital links in a seamless supply chain and ecosystem where your business thrives. At Compass, we unite sustainable industry with the future, today!
Pioneering A New Era For Industrial Cities.



HYBRID CLUSTER
FACTORY
READY-BUILT SME

TERRACE
FACTORY
READY-BUILT SME

SEMI DETACHED
FACTORY
READY-BUILT SME

DETACHED
FACTORY
READY-BUILT SME



SIZES RANGING FROM
3,600 TO 50,000sq. FT.
 Showcasing The Largest SME Units In The Market



A 2 Storey Detached
 Land Area : 50,586 - 51,913 sq.ft.
 Built-up Area : 30,056 sq.ft

B 3 Storey Semi-Detached
 Land Area : 21,165 - 24,720 sq.ft.
 Built-up Area : 13,782 sq.ft

C Hybrid Detached
 Land Area : 26,296 sq.ft.
 Built-up Area : 16,983 sq.ft

D 2 Storey Detached
 Land Area : 69,870 - 76,999 sq.ft.
 Built-up Area : 45,936 - 46,007 sq.ft

DA 2 Storey Detached
 Land Area : 64,939 sq.ft.
 Built-up Area : 38,645 sq.ft

E 3 Storey Semi-Detached
 Land Area : 19,382 -20,991 sq.ft.
 Built-up Area : 12,371 sq.ft

EA 2 Storey Detached
 Land Area : 34,305 sq.ft.
 Built-up Area : 13,637 sq.ft

F Hybrid Semi-Detached
 Land Area : 13,137 sq.ft.
 Built-up Area : 8,820 sq.ft

FA 3 Storey Semi-Detached
 Land Area : 25,571 - 28,869 sq.ft.
 Built-up Area : 15,811 sq.ft

G 2 Storey Detached
 Land Area : 42,193 - 46,109 sq.ft.
 Built-up Area : 23,129 sq.ft

H 2 Storey Detached
 Land Area : 52,107 - 63,594 sq.ft.
 Built-up Area : 26,813 sq.ft

T 2 Storey Terrace
 Land Area : 2,396 - 3,039 sq.ft.
 Built-up Area : 3,578 - 4,220 sq.ft

LC Single Storey Terrace
 Land Area : 1,197 sq.ft.
 Built-up Area : 1,197 sq.ft

➤➤➤ INGRESS **◀◀◀** EGRESS

YOUR ACCESSIBLE INSTANT LANDMARK



DIRECT ACCESS TO :-

West Coast Expressway (WCE)

STRATEGIC EXPRESSWAY CONNECTIONS

- 1 New Klang Valley Expressway (NKVE)
- 2 Federal Highway
- 3 Shah Alam Expressway (KESAS)
- 4 South Klang Valley Expressway (SKVE)
- 5 North-South Expressway Central Link (ELITE)
- 6 New North Klang Straits Bypass (NNKSB)

COMPASS
@ KOTA SERI LANGAT



25KM
KLIA

42KM
Subang Airport



31KM
North Port

45KM
West Port



42KM
Kuala Lumpur City Center (KLCC)



35KM
Putrajaya



RESTAURANTS & ALFRESCO CAFE

LOTUS'S HYPERMARKET BANTING

INDUSTRIAL EFFICIENCY WITH NEARBY CONVENIENCES

SHOPPING

- Lotus's Hypermarket Banting
- The Store
- Eonsave

LEISURE

- Gamuda Cove
- Quayside Mall
- Sanctuary Mall

HEALTH

- Banting Hospital

EDUCATION

- College MARA Banting
- Banting Polytechnic
- College MCS
- Victoria International School

NEARBY TOWNSHIP

- Rimbayu
- Eco Sanctuary
- Tropicana Aman
- Bandar Mahkota Banting

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KWEST | **PNB** | **area**

COMPASS
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Compass Sales Gallery

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Sales Gallery

Compass Site