



WIN WIN
VENTURES SDN BHD

WIN WIN

INDUSTRIAL PARK

— Jenjarom, Sri Cheeding



Industrial space for business

Semi-detached factory, office and warehouse in a freehold industrial development.

TOTAL BUILT-UP / EACH UNIT

21,972.75 sq ft

Freehold

10 units
10-acre development

FLOOR	USE	AREA / SQ FT
Ground Floor	Factory	16,752.65
First Floor	Office	2,610.05
Second Floor	Office / Warehouse	2,610.05

KEY SPECIFICATIONS

40 ft

Eave height

3 ton/m²

Floor loading

400 AMP

Power supply

The floor-area breakdown applies to each of the 10 units.

Unit specifications

Land particulars for each unit, with a consistent built-up area across all ten units.

Unit	Land area sq ft	Land area acres	Width m	Length m
1	29,620.80	0.680	34.138	80.551
2	29,620.80	0.680	34.138	80.551
3	29,620.80	0.680	34.138	80.551
4	29,620.80	0.680	34.138	80.551
5	29,620.80	0.680	34.138	80.551
6	29,620.80	0.680	34.138	80.551
7	29,620.80	0.680	34.138	80.551
8	29,620.80	0.680	34.138	80.551
9	29,620.80	0.680	34.138	80.551
10	30,230.64	0.694	35.618	80.565

BUILT-UP AREA / APPLIES TO UNITS 1-10

Ground Floor - Factory	16,752.65 sq ft
First Floor - Office	2,610.05 sq ft
Second Floor - Office / Warehouse	2,610.05 sq ft

TOTAL BUILT-UP / EACH UNIT

21,972.75 sq ft

Dimensions are as supplied. Refer to the final survey and title documents.

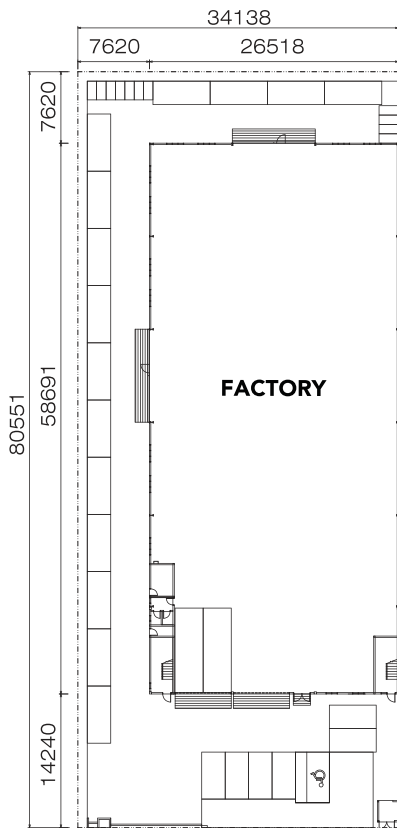
Floor plans

Typical layouts for Units 1-9. Unit 10 has the same stated floor areas.

G

Ground Floor

Factory

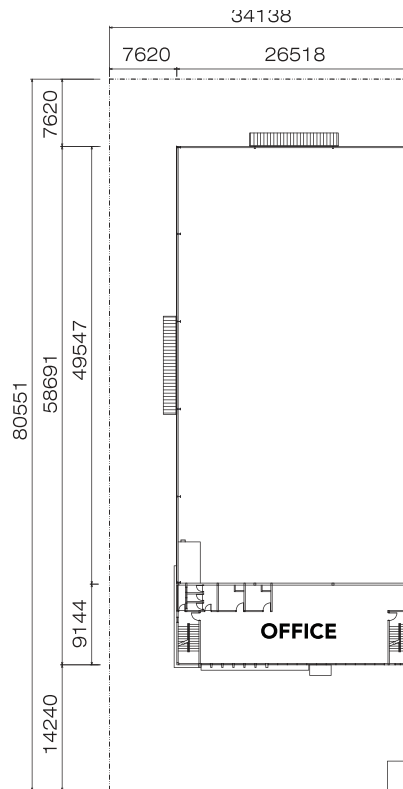


16,752.65 sq ft

01

First Floor

Office

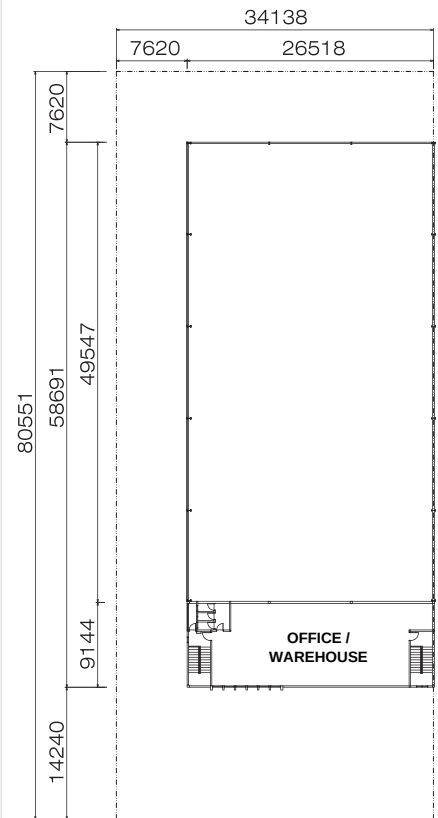


2,610.05 sq ft

02

Second Floor

Office / Warehouse



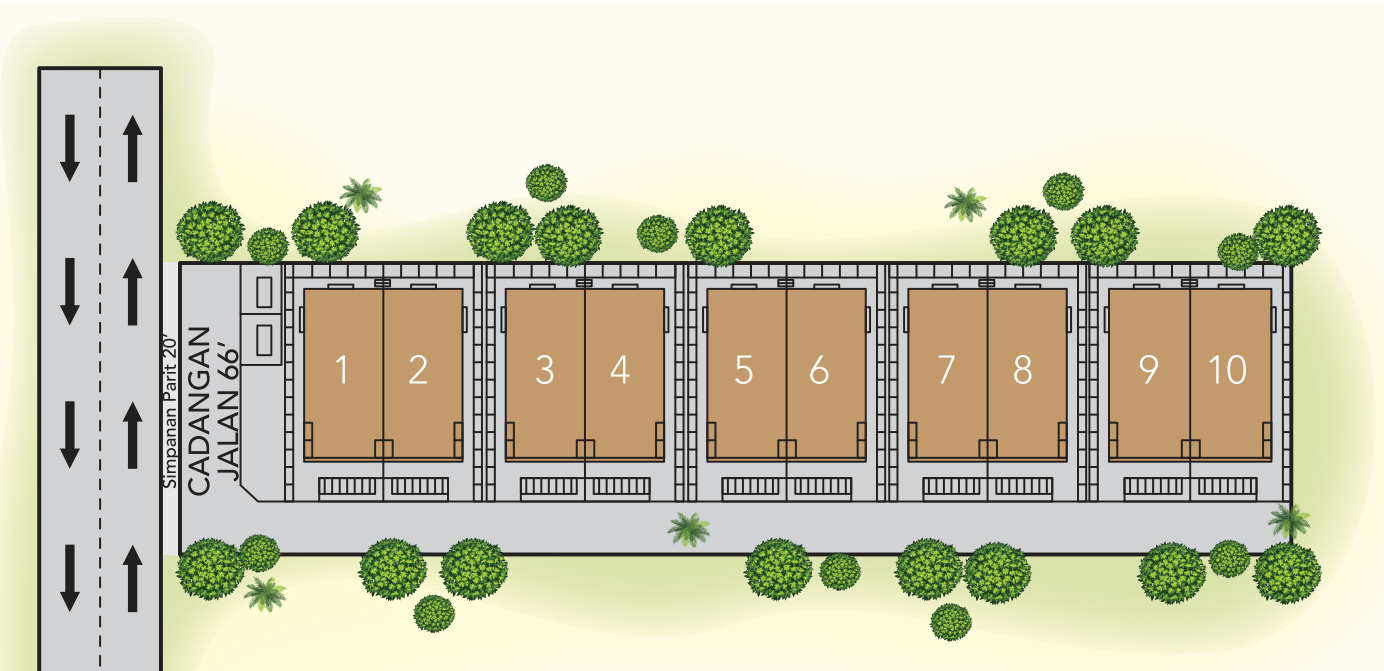
2,610.05 sq ft

Indicative plans. Not to scale. Refer to approved drawings for final dimensions.

Development masterplan

Ten units arranged as five paired buildings on 10 acres of freehold land.

SITE ARRANGEMENT



10

SEMI-DETACHED UNITS

5

PAIRED BUILDINGS

Freehold

TENURE

Indicative site layout. The road marked "Cadangan Jalan 66" is proposed. Not to scale.

Architectural elevations

Front, side and rear elevations of the factory and office building.

01 / FRONT ELEVATION



02 / SIDE ELEVATION



03 / REAR ELEVATION



40 ft eave height

Artist's impressions.

Location & connectivity

Driving distances from Win Win Industrial Park, Jenjarom, Sri Cheeding.

PROJECT LOCATION

Jenjarom, Sri Cheeding

2.869740, 101.519690



HIGHWAY ACCESS

APPROX. ROAD DISTANCE

SKVE / E26

Teluk Panglima Garang entry

8 km

WCE / E32

Tanjung Dua Belas connection via SKVE

13 km

ELITE / E6

Bandar Saujana Putra toll plaza

17 km

KESAS / E5

Jalan Kebun entry

16 km

PORT CONNECTIONS

North Port

Northport (Malaysia) Bhd

36 km

Westports

Pulau Indah

41 km

Approximate driving distances, rounded to the nearest kilometre. Highway figures are to the stated entry points; port figures are to the named Google Maps destinations.

Source: Google Maps routes checked 22 September 2026. Distances vary by route and terminal gate. Select a distance to view its route source.



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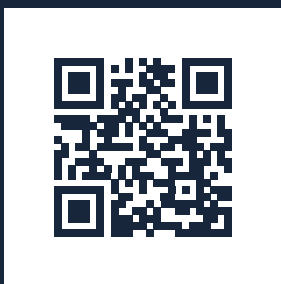
Enquire about availability

PROJECT ENQUIRIES

Jayson Lim

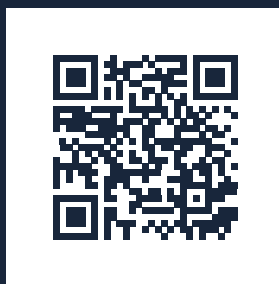
017 868 0724

WhatsApp or call to arrange a viewing.



WHATSAPP ENQUIRY

Chat with Jayson



PROJECT LOCATION

Open map & directions