

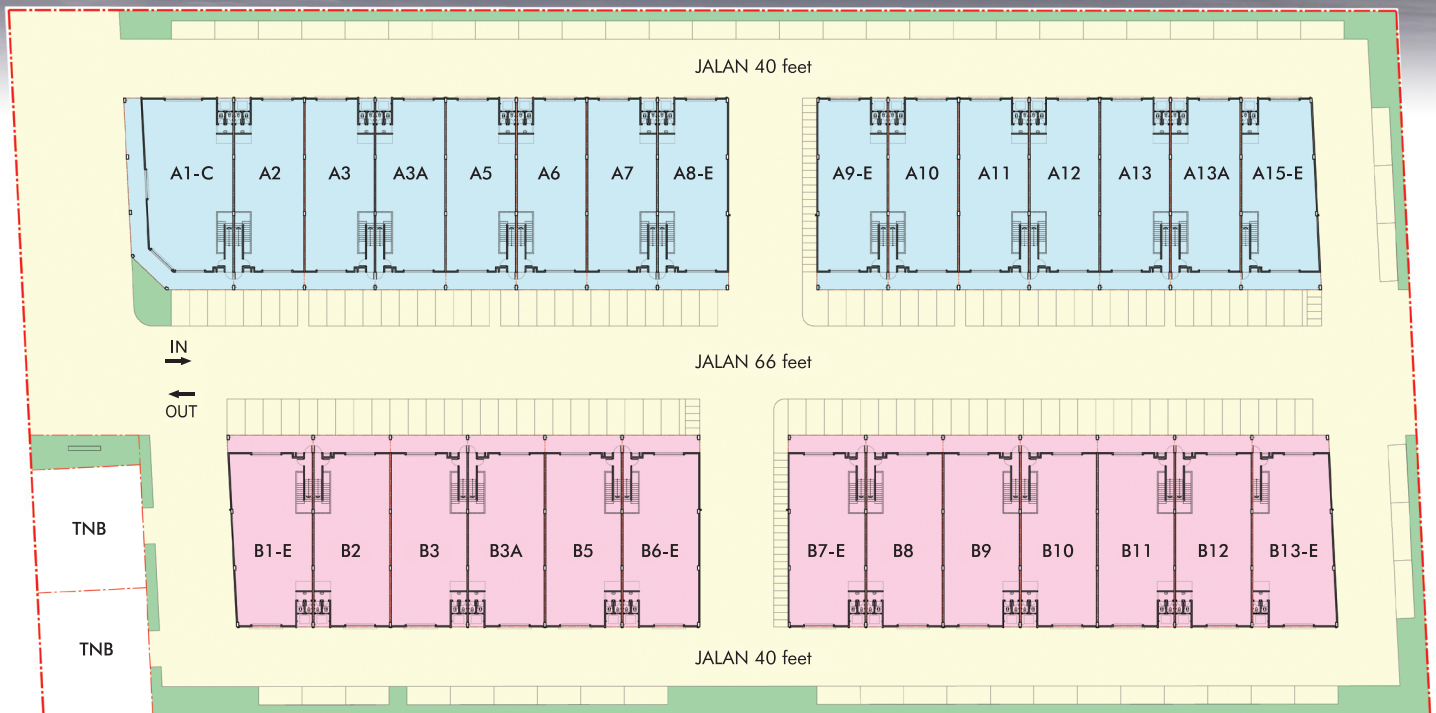
# **YBK** **Industrial Park**

@ Rimbayu South

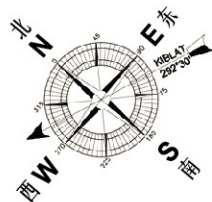
**Superlink Factory**  
**Your Brilliant Kilang**

2 Storey Superlink Factory 2层超联工厂

Experience the **utility of a Semi-D** in a Freehold Superlink format, featuring expansive **32ft–50ft widths** and soaring **30ft ceiling height** clearances. Built for heavy-duty success with a **150A Power supply** and **10kN/m<sup>2</sup> floor loading**, YBK integrates Smart & Green infrastructure to provide a sustainable, high-performance foundation for your business growth.



Site Plan



TYPE A: 32'-50' X 87'  
(15 Units)



TYPE B: 35'-39' X 87'  
(13 Units)



Main road frontage, suitable for investment and own use.



Beside new 250 acres township



Direct access to the SKVE highway (3 min to toll)



150A electricity provision, upgradable to 200A



32-50 feet wide, 30 feet height able to cater 10 ton truck



10kN/m2 ground floor loading capacity

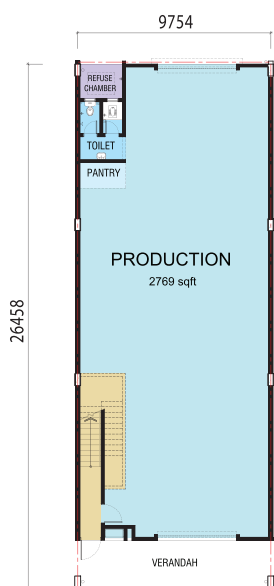


Smart and Green Features optimal ventilation, natural lighting, etc

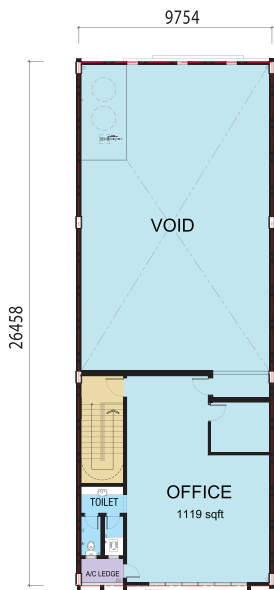
## Floor Plan

32'x87'

Grd Floor

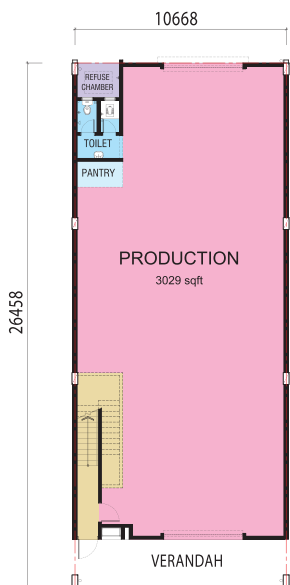


1st Floor

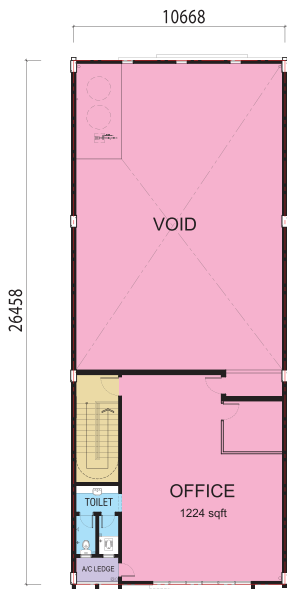


35'x87'

Grd Floor



1st Floor



## Green & Smart Features



Smart Door Lock  
智能门锁



Motion Sensor  
智能动作和感应器



Security Services  
保安服务



CCTV  
监视器



Rainwater Harvest Tank  
雨水收集设施



Ample Natural Lighting  
充足的自然光



Optimal Ventilation  
最佳空气流通



EV Charging Spaces\*  
电动车充电设施\*

\* subject to authority approval  
须经当局批准

# Where Visibility Meets Velocity: Strategic Connectivity

Commanding a **150ft main road reserve** beside a **booming 250-acre township**, YBK places high traffic & visibility at your doorstep while keeping the SKVE highway just 3 minutes away. This prime location is expertly engineered for high-exposure showrooms, central kitchens, and retail-the perfect intersection of industrial precision and commercial prime time

## HIGH TRAFFIC | HIGH VISIBILITY

### NEXT TO A **250 ACRES NEW TOWNSHIP**

Perfect for:  
Showrooms, Workshops, Large Retail



Developer  
**LHS DEVELOPMENT SDN BHD** (718056-K)

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