

Ready Built Factory 5



RBF5 is strategically located within the central grid of KKIP, which targets for small to medium scale manufacturing, packaging, warehousing and other compatible activities. RBF5 offers ready-to-function individual factories to facilitate immediate start up for companies.

A strategic location, a stable electricity supply, an efficient layout coupled with facilities and services help enable business, manufacturing and other types of operations to build a hassle-free and stable business over the long term. Our factories are available in various sizes depending on the company's business scale so as best to cater to their particular needs.

Now Open for Sale

Ready Built Factory Phase 5 (RBF 5)

Ready Built Factory Phase 5 (RBF 5) Phase 1





54 UNITS
Ready Built Factories

8 Units Detached
46 Units Semi-Detached

8 Design Types

- 10 Km to Sepanggar Seaport (**Future Transshipment Hub**)
- 22 Km to KK City
- 30 Km to KKIA
- Stable electricity supply:
 - Detached Factory** - Three phase 415V, 300A electricity supply (TCL).
 - Semi-Detached Factory** - Three phase 415V, 200A electricity supply (TCL).
- Reliable telecommunication facilities
- One stop center - for coordinating relevant permits and licenses
- Efficient water system
- Attractive Pioneer Status and Investment Tax Allowance incentives

READY BUILT FACTORY

RBF5 is strategically located within the central grid of KKIP, which targets for small to medium scale manufacturing, packaging, warehousing and other compatible activities. RBF5 offers ready-to-function individual factories to facilitate immediate start up for companies.

BUILDING SPECIFICATIONS

Structure	Reinforced concrete and/or mild steel structure (seismic design provided)	Ceiling	External Metal panel ceiling. Internal Class 'O' gypsum/plaster/cement board ceiling for showroom and office interior.	Light Fittings	Showroom & Office Internal light fittings not provided - electrical wiring ready for individual fit out. Emergency light fittings provided.
Walls	External Combination of colour coated metal cladding walls, concrete block/lightweight concrete blocks and metal/cement panel walls with timber pattern. Internal Concrete block/lightweight concrete blocks.	Floor Finishes	Entrance Foyer & Washroom Tiles. Production Area Power float concrete slab with hardener.		Production Area High Bay Lights provided. Emergency light fittings provided.
Doors	Combination of powder coated aluminium framed doors with tinted glass panels, plywood flush doors and fire rated doors. Motorised colour coated metal roller	Wall Finishes & Paint	Others Cement render finish. External Weather resistant paint. Internal Emulsion paint.	Gate & Fence	Detached & Semi-Detached Factory Gate: Mild steel sliding gate (non-motorised, electrical wiring ready for individual fit out). Fence: Combination of mild steel, chain link, metal cladding and lightweight wall.
				Electrical Power Allowance	Detached Factory Three phase 415V, 300A electricity supply (TCL).

Windows	snutter at production area. Powder coated aluminium framed windows with tinted glass panels.	Washroom	Washroom Wall tiles to ceiling height.	Semi-Detached Factory	Three phase 415V, 200A electricity supply (TCL).
Roof	Metal roofing sheet.	Washroom	Claytan or equivalent sanitary fittings and accessories.	Design Floor Loading	Production Area : 7.5 kN/m ² Showroom : 5.0 kN/m ² Office : 2.5 kN/m ²
DISCLAIMER All measurements are approximate and illustrations are artist's impression only. All specifications and information contained herein are also subject to amendments as may be requested by the authorities.		Ironmongeries	Quality locksets and ironmongeries.		





Ready Built Factory Phase 4 (RBF 4)

All Sold Out
(Only 2 semi-detached units available for rent)

Detached



Land Area From: **12,793 s.f**
Build Up Area: **5,177 s.f**
Total Unit: **9**

Semi-Detached



Land Area From: **9,172 s.f**
Build Up Area: **4,057 s.f**
Total Unit: **18**

Cluster



Land Area From: **2,938 s.f**
Build Up Area: **3,476 s.f**
Total Unit: **26**

Building Specification *(subject to change)*

Structure

Reinforced Concrete/Mild Steel Frame

Staircase

Reinforced Concrete Structure

Walls

Brickwall/Metal Wall Cladding

Wall Finishes

External Walls Cement Plaster with Weather Resistant Paint

Internal Walls Cement Plaster with Emulsion Paint

Toilet 2.0m Height Ceramic Tiles

Roof

Floor Finishes

Foyer, Toilet: Tiles, Others: Cement Render

Doors

Roller Shutter, Aluminum Glazed Door, Louvered Door, Waterproof Plywood, Flush Door with Quality Lockset

Windows

Aluminum

Sanitary & Plumbing Installation

Local Made Quality Sanitary Fittings

Electrical Installation

All electrical wiring to be concealed conduit to SESB/KKIP Power

Metal Roofing Sheets

Ceiling

Skim Coat & Emulsion to Ground Floor, Class 'O' Suspended Ceiling

Internal Skim Coat & Emulsion to 1st Floor

External Metal Ceiling to Foyer, Other Cement Plaster with Weather Resistant Paint

Standard light, fittings excluded

Others

All items mentioned are subject to variations, modifications and substitutions to their equivalent standard or as imposed by the appropriate authorities

Attractions
7 KM from Sepang Bay Container Port Terminal
Reliable Electricity and Water Supply
Ready Access Road
Well-Planned Drainage System
Underground Telecommunication Infrastructure
Suitable & Compatible for General Industries (Subject to DOE's approval)

Suitable Industries
<i>Food/Warehousing</i>
Food & Beverages, Confectionaries, Culinary Products, Dairy Products, Raw Materials, FMCG (Food)
<i>General SME</i>
General Small & Medium Industries, General Warehousing, Automotive Repair & Servicing

Ready Built Factory Phase 3 (RBF 3)

Located at Industrial Zone 2

All Sold Out

(Only 1 semi-detached unit available for rent)

Detached



Land Area From: **12,603 s.f - 20,933 s.f**
Build Up Area: **4,602 s.f - 6,400 s.f**
Total Unit: **10**

Semi-Detached



Land Area From: **8,071 s.f - 10,945 s.f**
Build Up Area: **3,723 s.f - 3,984 s.f**
Total Unit: **26** Sold: **22** For Lease: **4**

Gallery



Useful Links

Government

Sabah State Government
Ministry Of Industrial Development Sabah
Department of Industrial Development & Research
Dewan Bandaraya Kota Kinabalu
Sabah Economic Development Corporation (SEDCO)
Sabah Economic Development Authority (SEDIA)
Palm Oil Industrial Cluster (POIC)

Others

KKIP Power Sdn Bhd
KKIP Investors Council
Bay View Properties Sdn Bhd
Sabah Job Center
Universiti Malaysia Sabah

Social Network

Find us on



Address

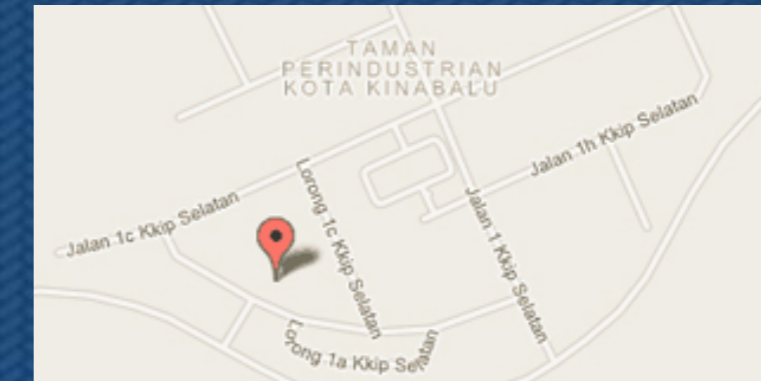
Postal Address

P.O Box 21955
88777 Luyang
Kota Kinabalu, Sabah
Malaysia

Contact

Tel: +6-088-498001,02-05
Fax: +6-088-498011/14
Email: kkipsb@gmail.com

Office Location



K.K.I.P. Sdn. Bhd. (Co. No. 281566-D)

Lot 11B, Industrial Zone 1,
No.9, Jalan 1A, KKIP Selatan
Kota Kinabalu Industrial Park, 88460 Kota Kinabalu
Sabah, Malaysia

[Privacy Notice](#)

Copyright © 2013 - K.K.I.P. Sdn. Bhd. - All Rights Reserved