



Investment Opportunity

Modern Logistics Warehouse Close to Tanjung Priok Seaport

Investment Highlights

- Modern logistic warehouse comprising 10,500 sqm building in an excellent condition and efficient layout
- Rare opportunity to acquire a high income generating asset situated at the tightly held Marunda Center submarket, an established industrial estate with an integrated seaport in the border of East Jakarta and Bekasi.
- An income stream from international blue-chip tenant that offers long-term stability and potential growth. A high quality tenant that can maximize the gain of the investment.
- Prime location and excellent linkage to the newly planned interchange of Cibitung – Cilincing toll road, part of Jakarta Outer Ring Road II, a hub for Greater Jakarta's extensive connection, providing easy access to both eastern and western part of Greater Jakarta.
- The asset is offered via asset acquisition in Indonesia or by its holding company in Singapore.

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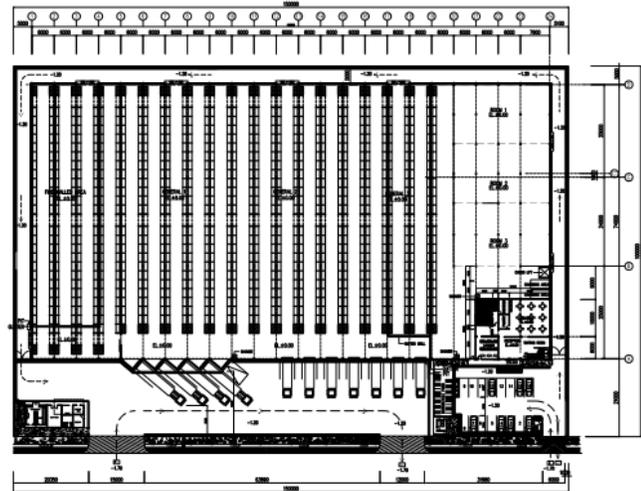
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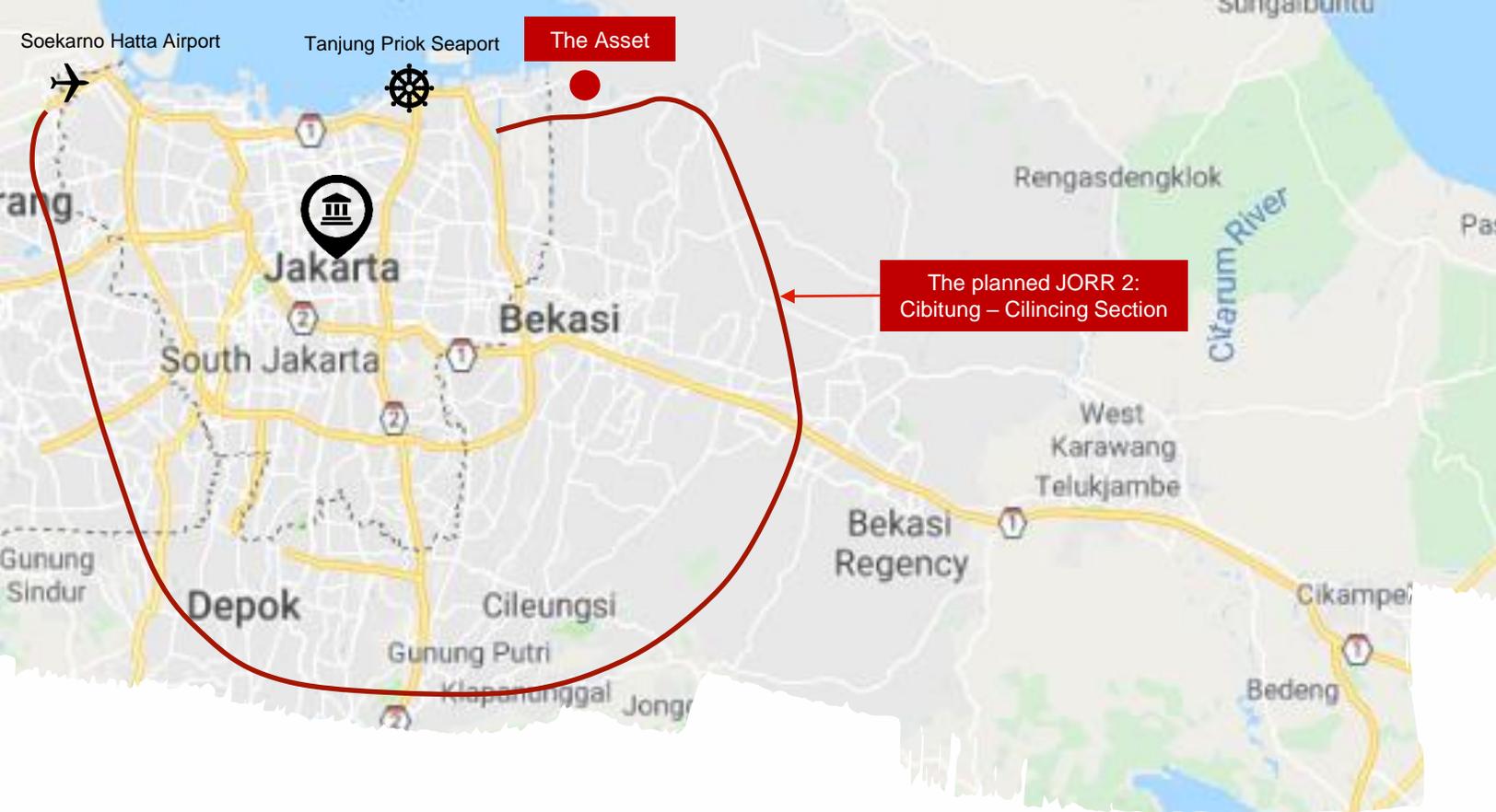
Property Specification

Location	Marunda Center Industrial Estate, Bekasi, West Java, Indonesia
Land Size & Title	15,000 sqm & Right-to-build ("HGB")
NLA	<ul style="list-style-type: none"> • Warehouse: 10,500 sqm • Office : 800 sqm
Storage Capacity	Approximately 14,000 pallet position
Floor Loading Capacity	<ul style="list-style-type: none"> • 4 ton per sqm on warehouse area • 1 ton per sqm on mezzanine area • 500 kg per sqm on office area
Ceiling Height	Lowest 10 m - Highest 15 m
Electricity	187 kVA with back-up generator of 250kVA
Tenancy Information	Fully leased, 100% occupied by an international blue-chip 3PL company
Rent information	IDR 108,462 psm per month, expires until 31 December 2023
Others	<ul style="list-style-type: none"> • Fire wall area for selected chemical and DG-related products • 10 dock levelers • Ground water tank capacity of 5,000 L • CCTV • IT System • Drainage system



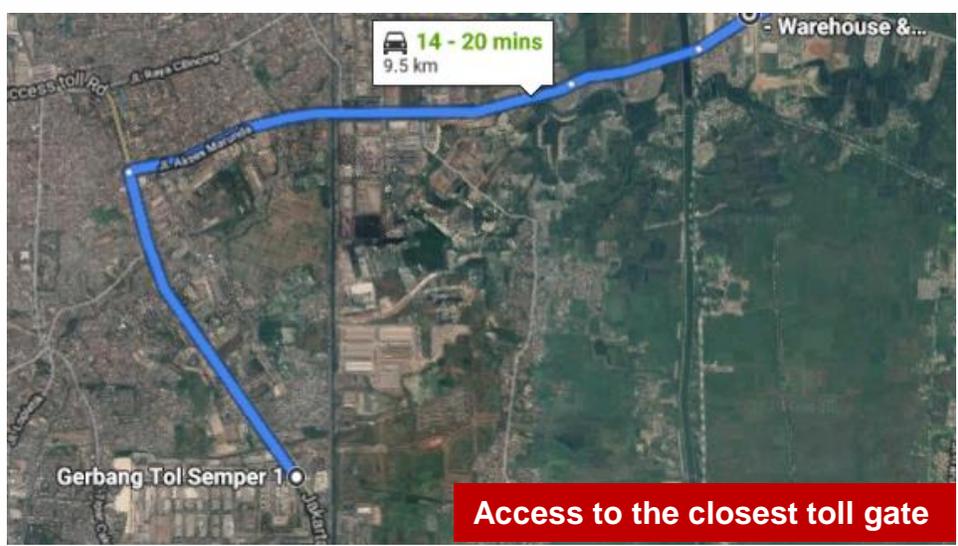
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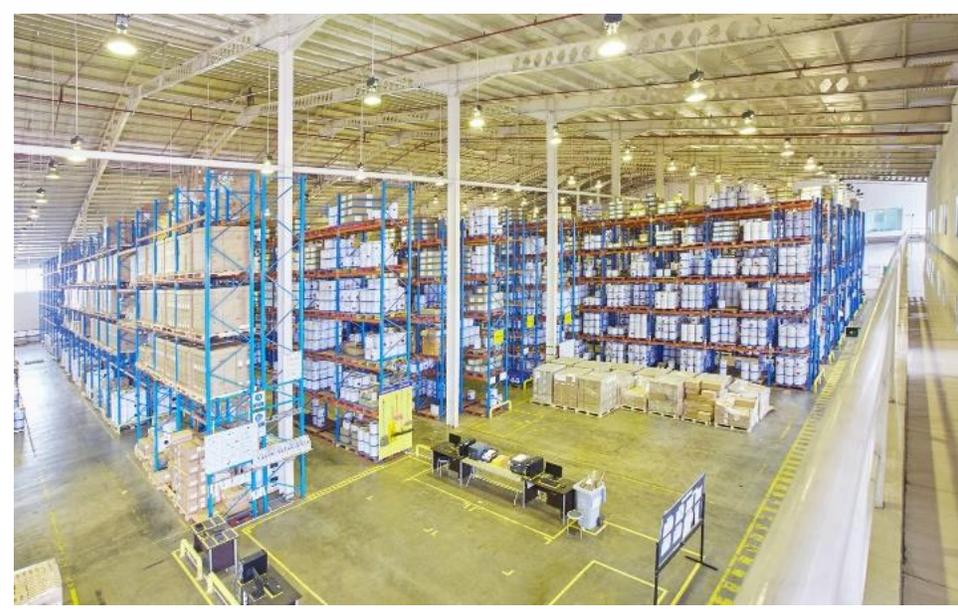
Location and Access

- Strategically located within the prime area of Marunda Center Industrial Estate, Bekasi, providing convenient access to the main highways that service the surrounding industrial areas, and Tanjung Priok Seaports.
- Directly connected to the newly planned interchange of Cibitung – Cilincing toll road, part of Jakarta Outer Ring Road II, which connects eastern and western part of Greater Jakarta.



Distance from

-  Soekarno-Hatta Airport
48 km
-  Tanjung Priok Seaport
18 km
-  JORR Samper Toll Gate
9.5 km
-  Jakarta CBD
42 km



Thank you

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