



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 property 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 property is offered via property acquisition in Indonesia or by its holding company in Singapore.

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PRIVATE & CONFIDENTIAL



Property Specification

Location

Marunda Center Industrial Estate, Bekasi, West Java, Indonesia

Land Size & Title

15,000 sqm & Right-to-build ("HGB")

NLA

- Warehouse: 10,500 sqm
- Office : 800 sqm

Storage Capacity

Approximately 14,000 pallet position

Floor Loading Capacity

- 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

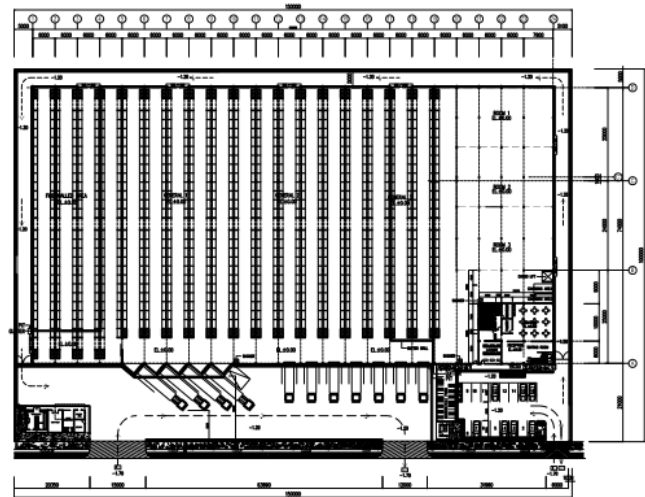
Fully leased, 100% occupied by an international blue-chip 3PL company

Rent information

IDR 108,462 psm per month, expires until 31 December 2023

Others

- 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

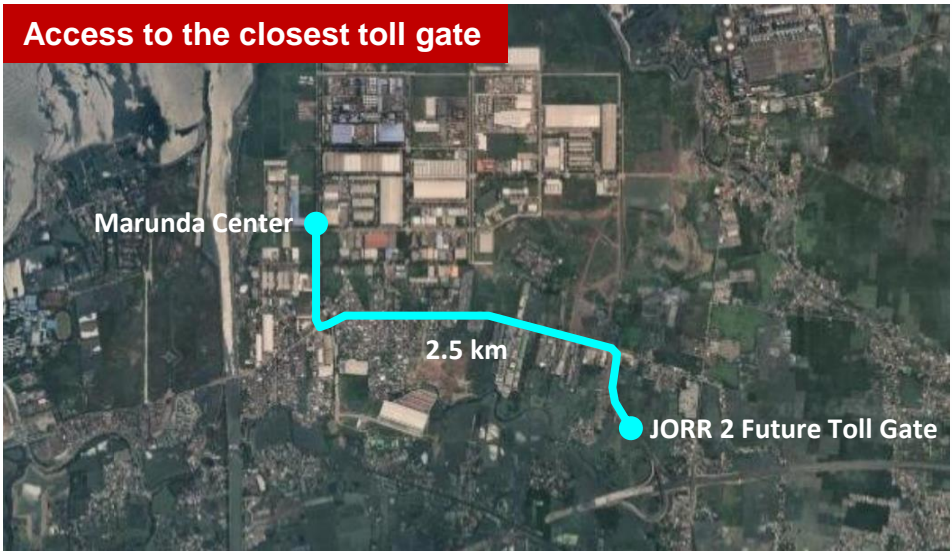


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Location and Access

- 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
- JORR 2 Tarumajaya Future Toll Gate
2.5 km
- Jakarta CBD
42 km



Thank you

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