



# FOR SALE

## Industrial Property in Phase 1 MM2100 / BEFA

MM2100 Industrial Estate / BEFA  
Jl. Selayar Blok A9-10  
Cibitung, West Cikarang, 17520

### Property Highlights

- Industrial property owned by reputable European electrical company
- Approximately 4.6 km away from Cibitung Toll Gate
- Land size: 33,000 sqm
- Building size: Approx. 12,000 sqm
- Building interior and exterior are in well-maintained condition
- Land Tenure of Right to Build (“Hak Guna Bangunan”), which is the highest form of ownership for corporations
- Ideal location for e-commerce players, logistics developers, data centers and owner occupiers



## Eagle View



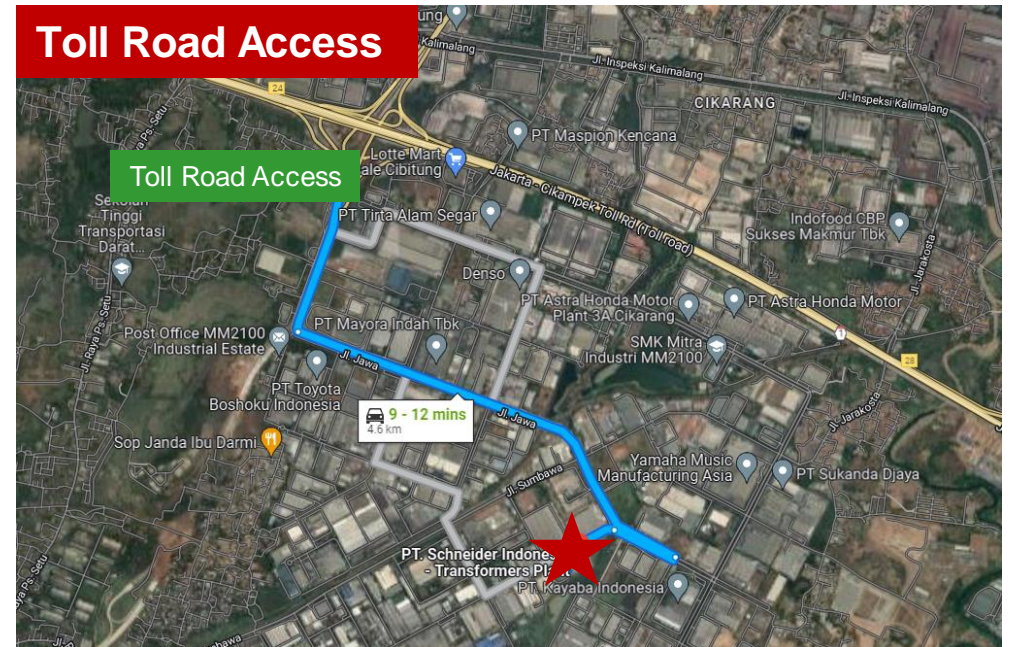
## Greater Jakarta Map



Distance to:

- Soekarno-Hatta Airport: +/- 62 km
- Halim Perdana-Kusuma Airport: +/- 29.8 km
- Tanjung Priok Jakarta Seaport: +/- 41 km
- Jakarta CBD: +/- 35 km
- Cibitung Toll Gate: +/- 4.6 km

## Toll Road Access



★ Subject Property

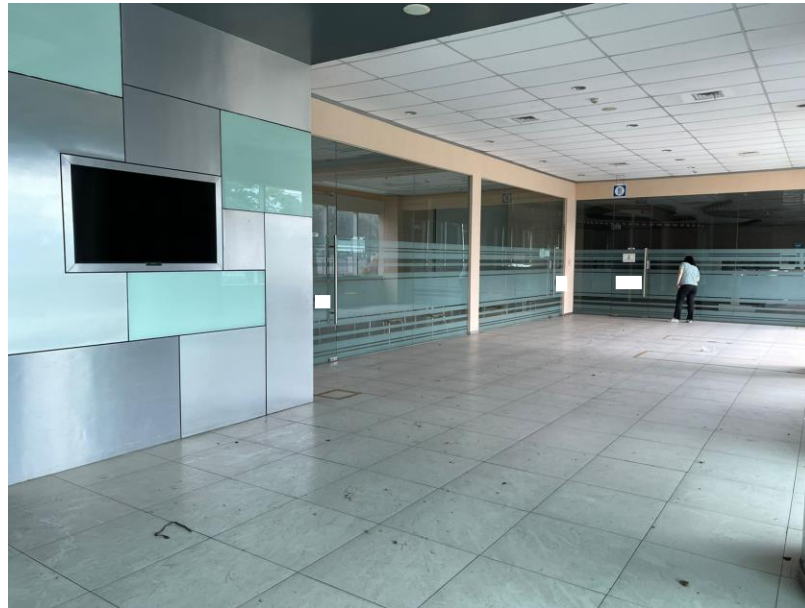


# Site Pictures – Exterior

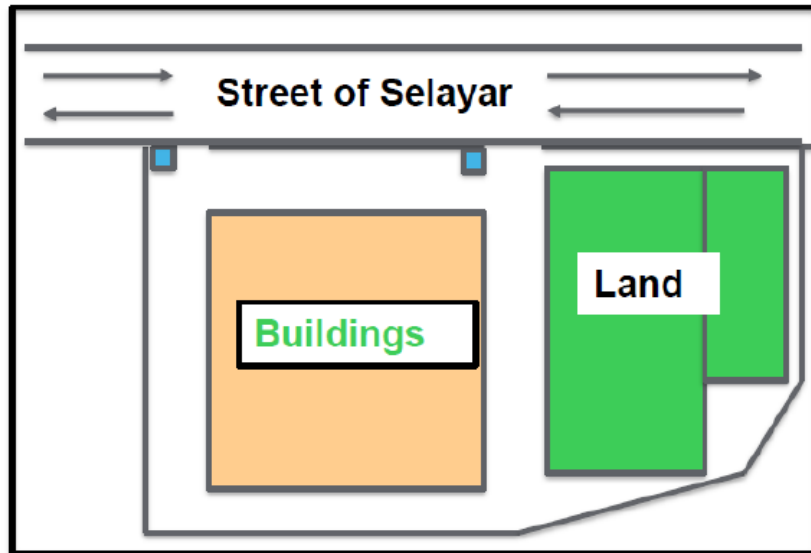




# Site Pictures – Interior



## Property Layout



## Development Parameters

- Zoning: Industrial
- Site Coverage (KDB): 60%
- Plot Ratio (KLB): 2.4
- Maximum Height: 30m

## Ownership

- Property is owned by a single company
- Property comprises of 5 land certificates (HGB)

## Transaction Method

- Submission by Expression of Interest
- Asking Price: Upon Request

## Contact

For further information or to arrange a viewing, please contact:

### Farazia Basarah

Director

Industrial

T+62 811 168 119

[Farazia.Basarah@ap.jll.com](mailto:Farazia.Basarah@ap.jll.com)

### Amanda Hosea

Senior Manager

Industrial

T+62 812 8613 2723

[Amanda.Hosea@ap.jll.com](mailto:Amanda.Hosea@ap.jll.com)

### Febriana Stella

Associate

Industrial

T+62 812 9666 2993

[Febriana.Stella@ap.jll.com](mailto:Febriana.Stella@ap.jll.com)

#### DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.

