



For Sale

Rare Opportunity to
Acquire Sizeable
Prime Industrial
Land in KSI

Krakatau Sarana Infrastruktur (KSI) or formally know as Krakatau Industrial Estate Cilegon (KIEC)

Investment Highlights:

- A sizeable 19-hectare land parcel providing excellent for industrial development
- Surrounded by established heavy industries including chemical plants and steel manufacturing, creating strong synergies for industrial operation
- Located in the prestigious KIEC (now Krakatau Sarana Infrastruktur – KSI), a well-established industrial area
- Excellent connectivity via 2 major expressways to Banten, Jakarta, and Greater Jakarta Area.
- Rare opportunity to acquire land in a high-investment-value area with proven industrial activity and complete infrastructure support

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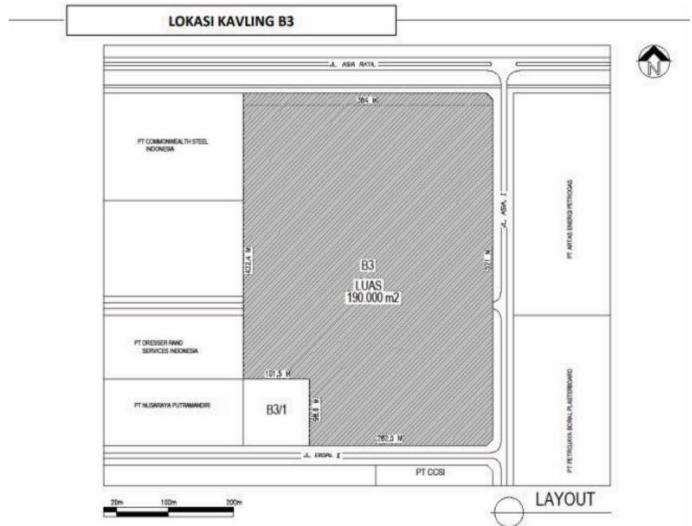
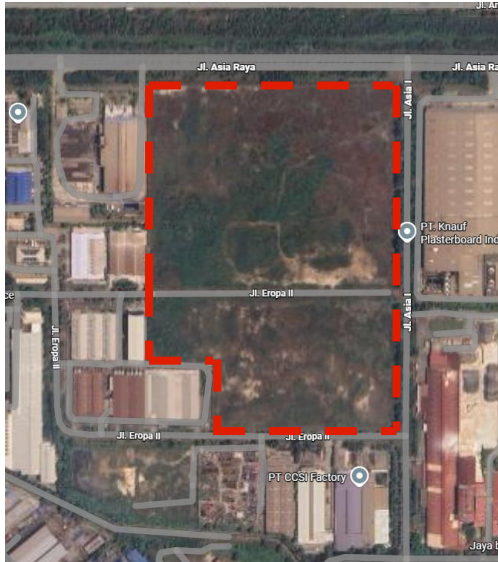
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About the Property

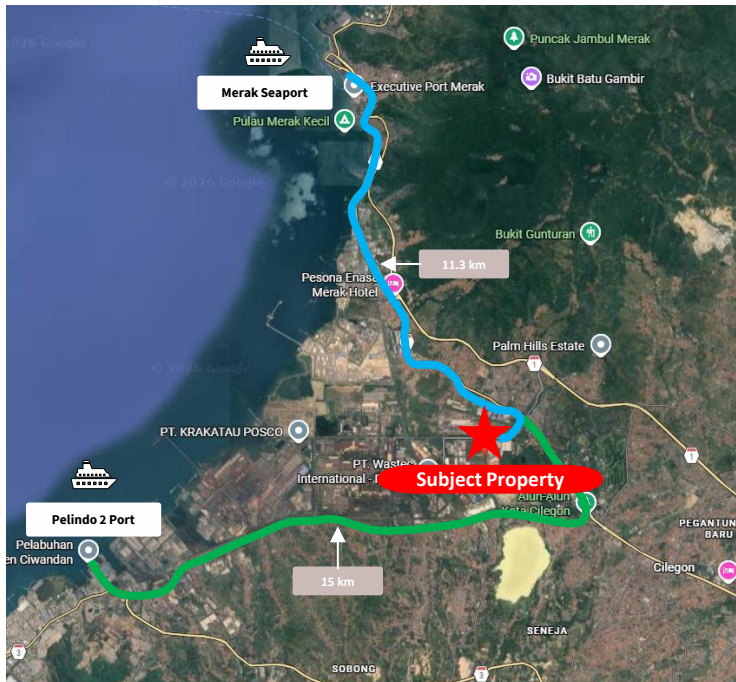


Location	Jl. Asia 1, Kotasari, Kec.Gerogol, Cilegon, Banten, 42436
Total site area	± 190,000 sqm
Zoning	Industrial

The property is located in Krakatau Sarana Infrastruktur (KSI), formerly known as KIEC. The site is surrounded by established chemical plants and steel manufacturing facilities, providing access to an existing industrial ecosystem and skilled workforce.

Direct access to Jakarta-Merak and Serang-Panimbang expressways connects to major markets. The site is just 6 minutes from Cilegon Barat Toll Gate and 23 minutes to Port of Merak for efficient logistics operations.

Location and Access



The property is located 2.4 km away from the nearest exit toll road which is Cilegon Barat Toll Gate with an estimated time 6 minutes.

Merak Seaport is situated within 11.3 km away from the Property with an estimated travel time of 23 minutes.

While Pelindo 2 Port is 15 km away from the property and the estimated travel time is 35 minutes via Tangerang – Merak Toll Road.