



Johor Seelong 29-Acre Premium Industrial Land: Your Ultimate In- dustrial Blueprint

Strategically positioned, infrastructure-ready foundation. The preferred choice for your tailor-made heavy industry expansion.

Macro Vision: 29 Acres of Seamless Expansion Space

An aerial photograph showing a large, rectangular industrial plot outlined in a thick red line. The plot is divided into a grid of smaller sections, some of which are covered with greenhouses or similar structures. The plot is surrounded by lush green trees and vegetation. In the upper right corner, there are several large, modern industrial buildings with grey roofs. The overall scene suggests a well-planned industrial expansion area.

Adjacent to mature industrial facilities; immediate industrial clustering effect.

Vast, continuous plot, eliminating the compromises of fragmented development.

Exceptional connectivity: the perfect blend of privacy and convenience.

Very few can offer such massive, boundary-complete industrial land in the heart of Johor. Whether for a large-scale manufacturing plant or a high-end logistics hub, this spatial scale is an absolute advantage.

Zero-Risk Asset: A Fully Prepared Development Foundation



Freehold Title

A core asset to pass down through generations. No risk of depreciation from lease expiry.



International Zone

Zero foreign ownership restrictions. Perfectly aligned for the strategic layout of multinational enterprises and high-net-worth investors.



Legal Industrial Zoning

Clear land use rights. Bypasses the lengthy and uncertain land-use conversion approval process.



Utilities Ready

Fully covered by national power (TNB) and state water (SAJ) infrastructure. Commence development planning immediately, drastically shortening project cycles.

Unparalleled Connectivity: Dual-Access Logistics Matrix



Front Access

Spacious two-lane asphalt road in excellent condition. Ideal for executive commutes, client visits, and high-frequency light logistics. Highly presentable and visible.



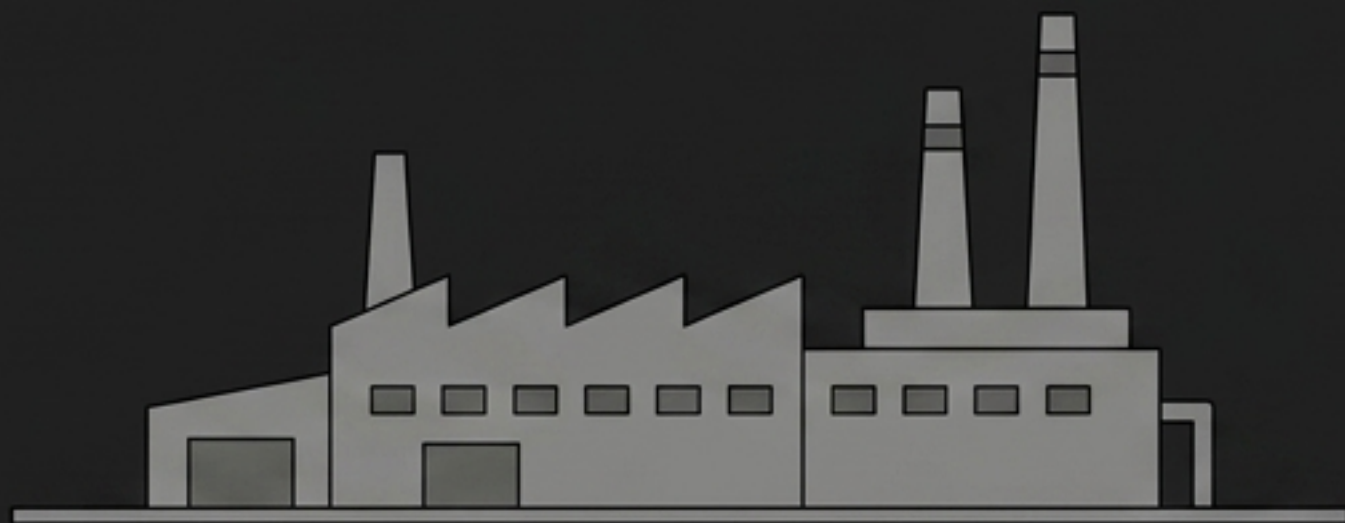
Rear 60ft Reserve Access

Solid hardened foundation (absolutely not a muddy dirt road). Photos reveal a robust underlying structure. Designed specifically for heavy logistics and container trucks.

Unimpeded access completely eliminates subsidence risks, ensuring safe and efficient heavy industrial transport.

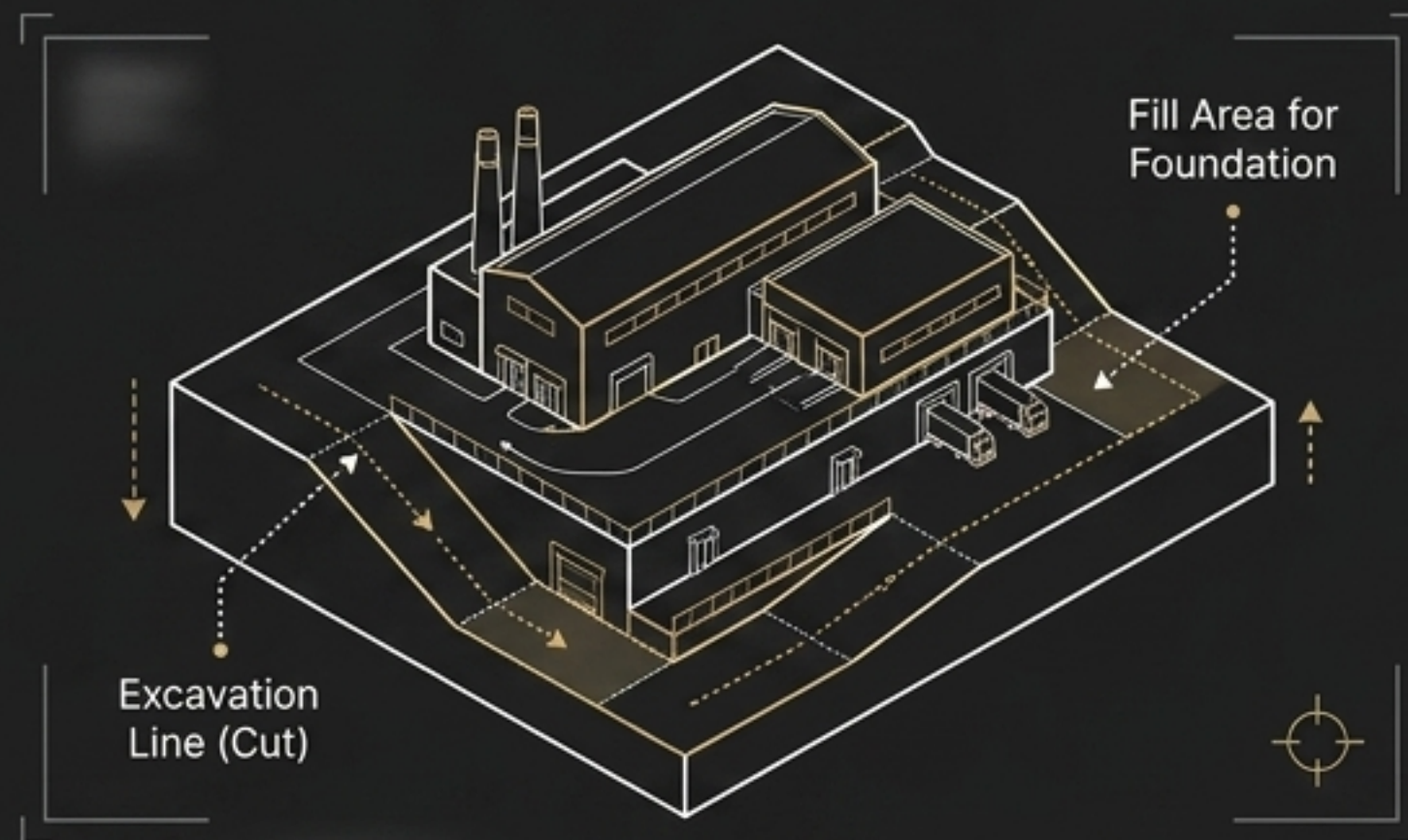
Topographical Advantage: Transforming Slight Slopes into Tailor-Made Blueprints

Rigid Flat Land



Forces your factory design to adapt to existing topography. Difficult to perfectly optimize drainage systems and multi-tier Loading Bays.

Slight Slope Topography



100% customizable leveling. Treat earthworks as a highly strategic investment. Buyers can precisely sculpt every inch of the foundation based on exclusive factory workflows, heavy machinery load-bearing requirements, and 3D logistics layouts. No compromise, only customization.

The Ultimate Loop of Strategic Investment

**Zero-Blind-Spot
Infrastructure**
(Freehold / Utilities Ready /
Industrial Zoning)

Heavy-Duty Dual Access
(Main Road + Solid 60ft Rear
Reserve)

Infinite Plasticity
(29-Acre Customizable
Sloped Foundation)

Selling Price: RM 60 per sq ft
(Highly negotiable for sincere buyers)

This is not just a piece of land; it is a strategically positioned, heavy-logistics-ready cornerstone waiting for your exclusive industrial masterpiece. Grasp this scarce resource in Johor and layout your future today.