

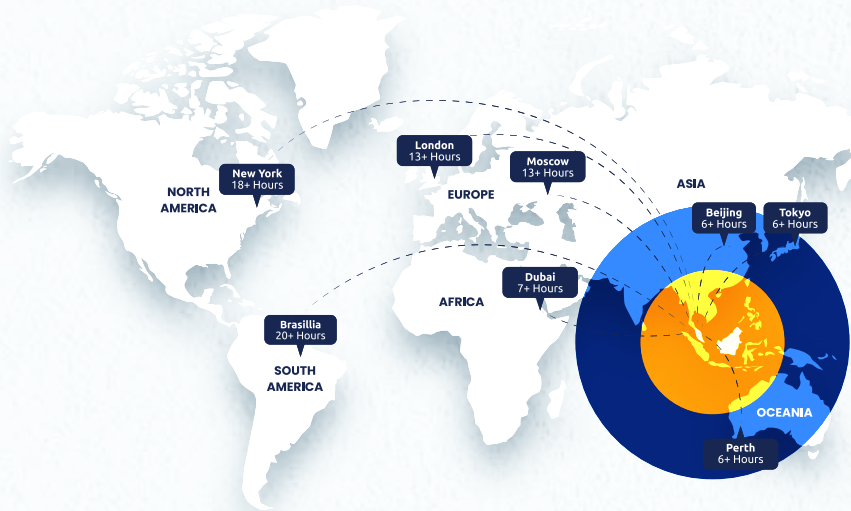
NKIP

NORTH KULIM INDUSTRIAL PARK



Malaysia's global connectivity and economic stability drive business success

Stable and strategically situated in Southeast Asia, Malaysia provides ample investment and expansion opportunities, supported by strong economic fundamentals. As an ASEAN founding member and gateway to Southeast Asian markets, its regional partnerships fuel global growth.



Fast Facts

13 States	3 Federal Territories
330,621 sq km Land Area	33.9 mil. Population (2020e)
FLIGHT ORIGIN	FLIGHT HOURS
North Asian Countries	6+ Hours
Asia Pacific Countries	7+ Hours
East Asian Countries	7+ Hours
Middle Eastern Countries	7+ Hours
European Countries	13+ Hours

Leverage Malaysia's exceptional connectivity and economic stability to drive your business to unprecedented success.

A Well-Connected Hub with Highways, Airports and Towns in Proximity



HIGHWAYS & EXPRESSWAYS

- 1 North-South Highway Bertam Toll Plaza**
25km, 29 mins
- 2 Butterworth Outer Ring Road (BORR)**
35km, 36 mins
- 3 Butterworth-Kulim Expressway (BKE)**
21km, 22 mins

PORTS & CARGO TRAINS

- 4 Penang Port (Butterworth) Double Track Cargo Train**
36km, 38 mins
- 5 Penang Port (Butterworth)**
35km, 38 mins

AIRPORTS

- 6 Penang International Airport**
53km, 57 mins

TOWNS

- Padang Serai**
4km, 5 mins
- Kulim**
21km, 28 mins
- Sungai Petani**
26km, 34 mins

A Vibrant Community with Easy Access to Amenities and Facilities



EDUCATIONAL INSTITUTIONS

- 1 Sekolah Kebangsaan Sungai Karangan**
4.1km, 5 mins
- 2 PDCE UniMAP@Kulim**
13.2km, 18 mins
- 3 KISMEC KULIM (K2) KAMPUS**
14.2km, 21 mins
- 4 Universiti Kuala Lumpur - Malaysian Spanish Institute (UniKL MSI)**
18.2km, 26 mins
- 5 University Sains Malaysia**
19.5km, 29 mins

HEALTHCARE, SAFETY & SECURITY DEPARTMENTS

- 6 Tasek Gelugor Fire and Rescue Station**
8.9km, 14 mins
- Balai Polis Tasek Gelugor**
14km, 20 mins
- Lunas Polis Station**
14.8km, 19 mins
- Kulim Hospital**
17km, 24 mins

CONVENIENCE & LEISURE CENTRES

- Serai Wangi Mall**
7.3km, 12 mins
- KHTP Sports Complex**
12.8km, 18 mins
- Kulim Golf & Country Resort**
15km, 23 mins
- Kulim Central Shopping Mall**
16.8km, 27 mins

Kedah's Dynamic Economy Presents A Wealth of Opportunities

Kedah's booming economy and diverse industries offer lucrative investment opportunities in its vibrant property market. Its strategic location and affordable property prices attract both local and international investors seeking profitable ventures.

Dominating the Region: Kedah's Triumph Fuelled by Flourishing and Diverse Industries



Agribusiness

Kedah, the "Rice Bowl of Malaysia," contributes a significant portion of the country's rice production and hosts thriving sectors in paddy cultivation, cash crops, aquaculture, and livestock.



Manufacturing

Kedah is rapidly advancing as a hub for high-value industries, particularly in aerospace, in line with its vision for a prosperous future outlined in the Kedah Strategic Development Plan 2035.



Services

In Kedah, efforts are concentrated on developing diverse service sectors like border and logistics economy, ecotourism, heritage tourism, geo-tourism, education, and the digital economy for economic prosperity and sustainability.



Green Economy

Kedah prioritizes the green economy, emphasizing biodiversity conservation, green technology adoption, and renewable energy to contribute to a sustainable future.



Sustainable Mining

Kedah's mining sector prioritizes sustainability and economic growth through stringent regulations and sustainable practices.

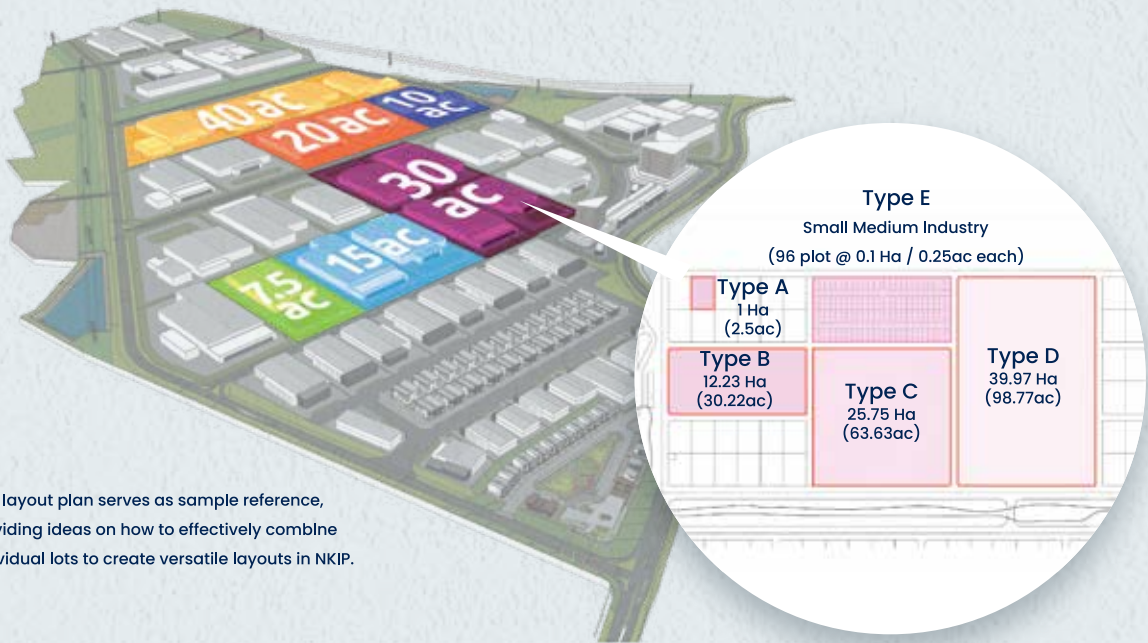
Masterplan

27 Industry Plots
14 Plots @ approx. 7.5 - 9.5 acres
9 Plots @ approx. 10 - 15.7 acres
4 Plots @ approx. 18 - 26 acres

Business Hub
Corporate Office
Showroom
F&B

Guarded Boutique Industry
10 Plots @ approx. 2.5 acres
3 Plots @ approx. 1.5 acres
4 Plots @ approx. 1 acres
44 Units Semi-D Factory
(Plot Size 60' x 164', Built-Up Size approx. 4,500 sqft)

Commercial Precinct
Semi-D Boutique Shops
Drive Thru
Retail In The Park
Sales Office



This layout plan serves as sample reference, providing ideas on how to effectively combine individual lots to create versatile layouts in NKIP.

Phase 1

Plot No.	Plot Size	Plot Area	
		Square Metres	Acres
Plot 1	178m x 238m	37,752	9.33
Plot 2 - 5	129m x 238m	30,715	7.59
Plot 6	129m x 238m	30,685	7.58
Plot 7	236m x 250m	43,329	10.71
Plot 8	162m x 236m	35,941	8.88
Plot 9 - 13	129m x 236m	30,702	7.59
Plot 14	250m x 236m	45,161	11.16
Plot 15	202m x 236m	37,023	9.15
Plot 16 - 18	172m x 236m	40,936	10.12
Plot 19	195m x 236m	45,896	11.34

The New Work-Life Integrated Industrial Park

Unique Features

The NKIP stands out for its holistic approach, integrating industrial activities with features that prioritize well-being and community engagement. This unique combination positions it as a forward-thinking and attractive destination for businesses and their workforce.



Best-In-Class Infrastructure
for Industrial Development



Managed
Industrial Park



Strategic Surrounding
Amenities



Dynamic Blend of
Commercial Space



Nearby Residential
Offerings



Consultant & Contractor
Services



Customisable Lots



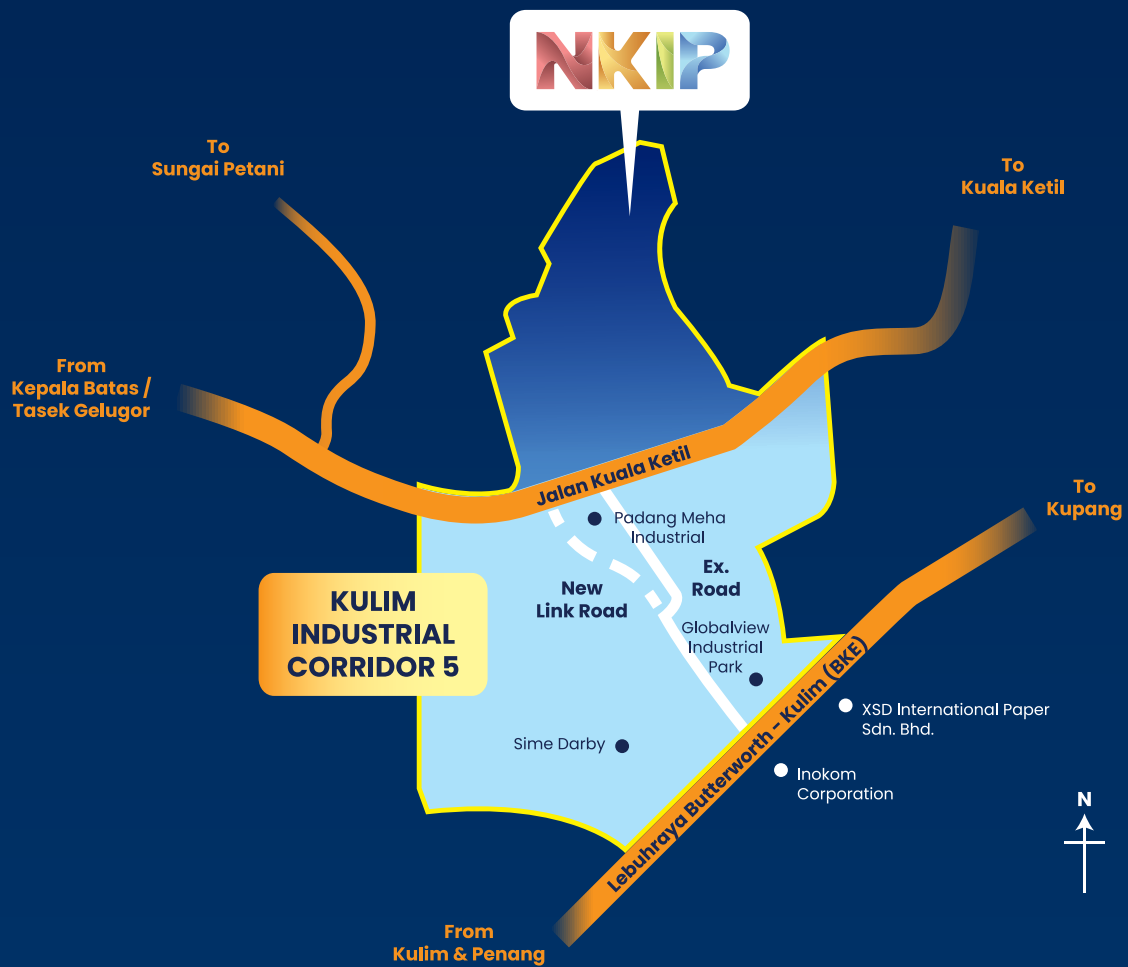
Green Sustainability



Commercial Precinct



Business Hub



NKIP (NORTH KULIM INDUSTRIAL PARK)

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GOVERNMENT AGENCIES FUELING INVESTMENT SUCCESS IN KEDAH



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