



PENANG SME CENTRE

INFORMATION

- The Penang SME Centre is an incubator to catalyze and spur the growth of Penang SMEs, encouraging them to move up the value chain, become market leaders and to tap on opportunities to proliferate private branding enabling the “Powered by Penang” brand.
- The Penang State Government strongly supports the establishment of this industry-led Centre. At the current indicative market rental rate, the rental subsidy by the State Government is approximately RM0.80 cents pst. Penang SMEs are urged to seize this opportunity, locate their operations in this highly-subsidized, modern and conducive business environment which will accelerate their move to their next level of success.
- Penang SME Centre is set to strengthen Penang’s competitive edge, attracting FDIs to Penang’s supply chain. The Centre will play a role in creating employment and retaining talent, thereby increasing employment in Penang.
- The SME Centre is a collaborative effort of the Penang Development Corporation, investPenang and the Penang Science Council (Mentoring Scientific Entrepreneurs Pillar). The establishment of the Centre is in line with the Penang State SME Policy and is part of its 3-prong approach in the overall development of SMEs in Penang.

BUILDING SPECIFICATIONS

- Type of Building : 4-Storey Flatted Factory
- Location : Lot 105, Phase 4, Bayan Lepas Industrial Park, Penang.
- Land Area : 2.12 acres
- Built – up Area : 166,874 sq ft
- Rentable Area : 129,481 sq ft
- Car Parking Lots : 114 parking lots
- Height of Unit : 3.6m Clear Height to Underside of Beams
4.0 Clear Height to Underside of slab
- Lifts : 2 unit Goods lift
 - 1 (3 ton unit)
 - 1 (2 ton unit)1 unit Passenger lift
(15 persons capacity)

BUILDING SPECIFICATIONS

- Services Provided : R/M – Generator Set
R/M – Common Area
- Utilities – Water and Electricity for common areas
- Cleaning Service (common areas)
- Maintenance of Sprinkler System
- Security Service
- Loading area
- Fire Protection : Compliant to local Fire Code (BOMBA)

RENTAL RATES

Level	Rental Rate (p.s.f/mth)	Lots Available	Floor Loading	Space for Rental (sq.ft.)
1	RM1.80	4 Lots	10kN/sq. m.	Lot 1 : 6,448 Lot 2 : 9,397 Lot 3 : 9,569 Lot 4 : 7,061
2	RM1.50	4 Lots	7.5kN/sq. m.	Lot 1 : 9,214 Lot 2 : 7,169 Lot 3 : 13,595 Lot 4 : 12,745
3	RM1.50	3 Lots	7.5kN/sq. m.	Lot 1 : 11,765 Lot 2 : 8,579 Lot 3 : 12,303
4	RM1.50	2 Lots	7.5kN/sq. m.	Lot 1 : 11,991 Lot 2 : 9,645

RENTAL ENQUIRIES

- The rental rates are subject to an annual increase The division (size) of the lots below is a guide. Further subdivision of the lots to suit business requirement is negotiable.

- Enquiries :

Penang Development Corporation (Industry Division)

No. 1, Persiaran Mahsuri,

Bandar Bayan Baru 11909, Bayan Lepas, Pulau Pinang

Tel : 604-634 0244 (Puan Sharidah Talib)

Fax : 604-641 3409 Email : sharidah@pdc.gov.my

invest-in-Penang / S.M.A.R.T. Centre

No. 1, Jalan Sultan Azlan Shah,

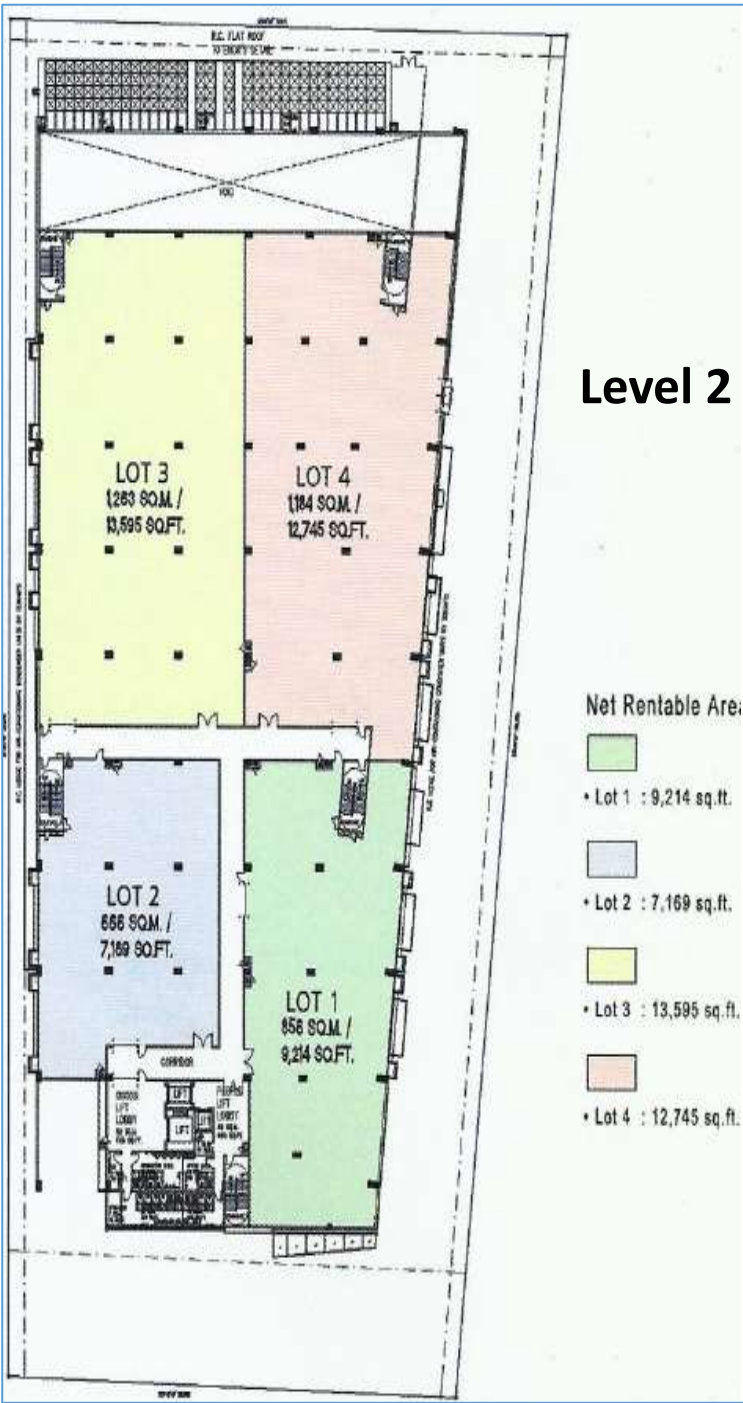
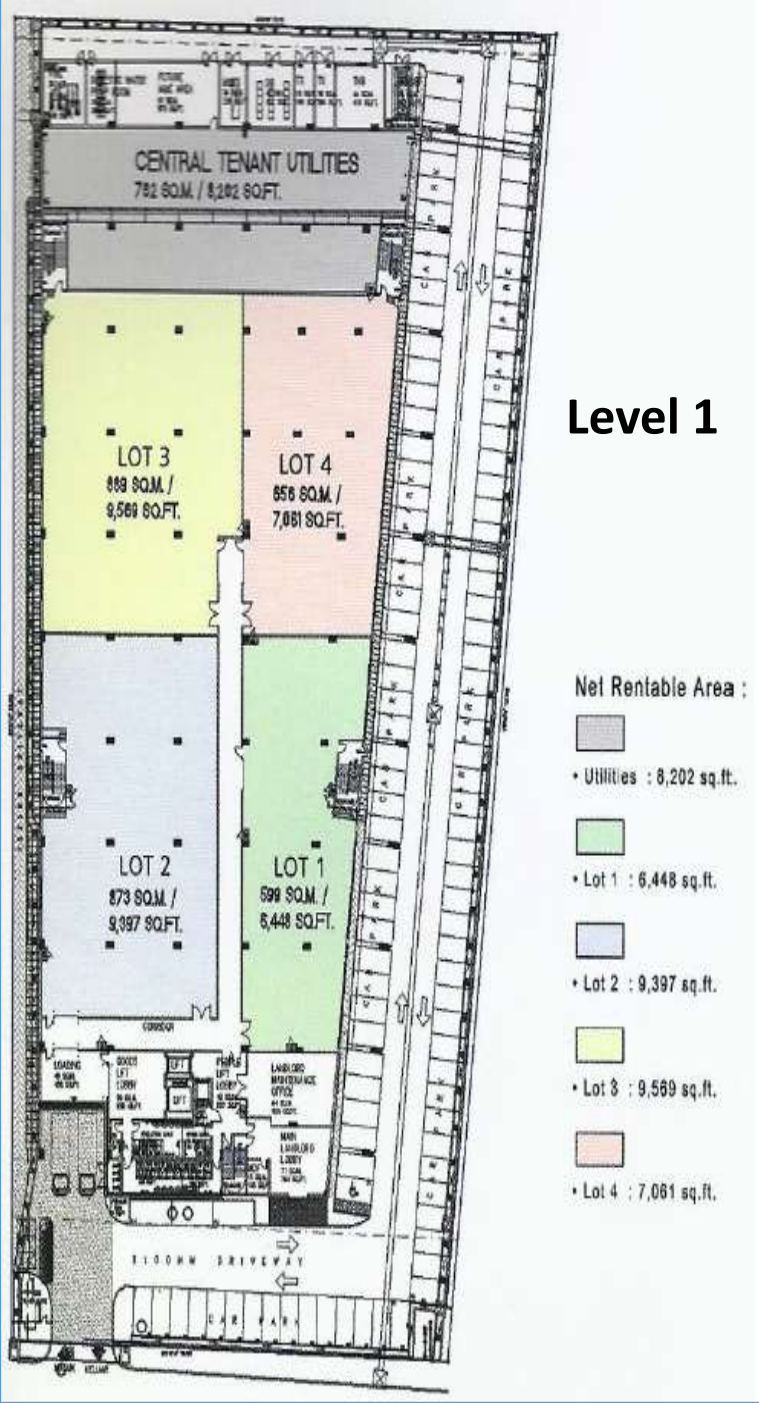
PSDC Building 11900 Bayan Lepas, Penang

Tel : 604-646 8833 (Mr. C.H. Chong) or 604-640 9988 (Ms. Lim S.M.A.R.T. Centre)

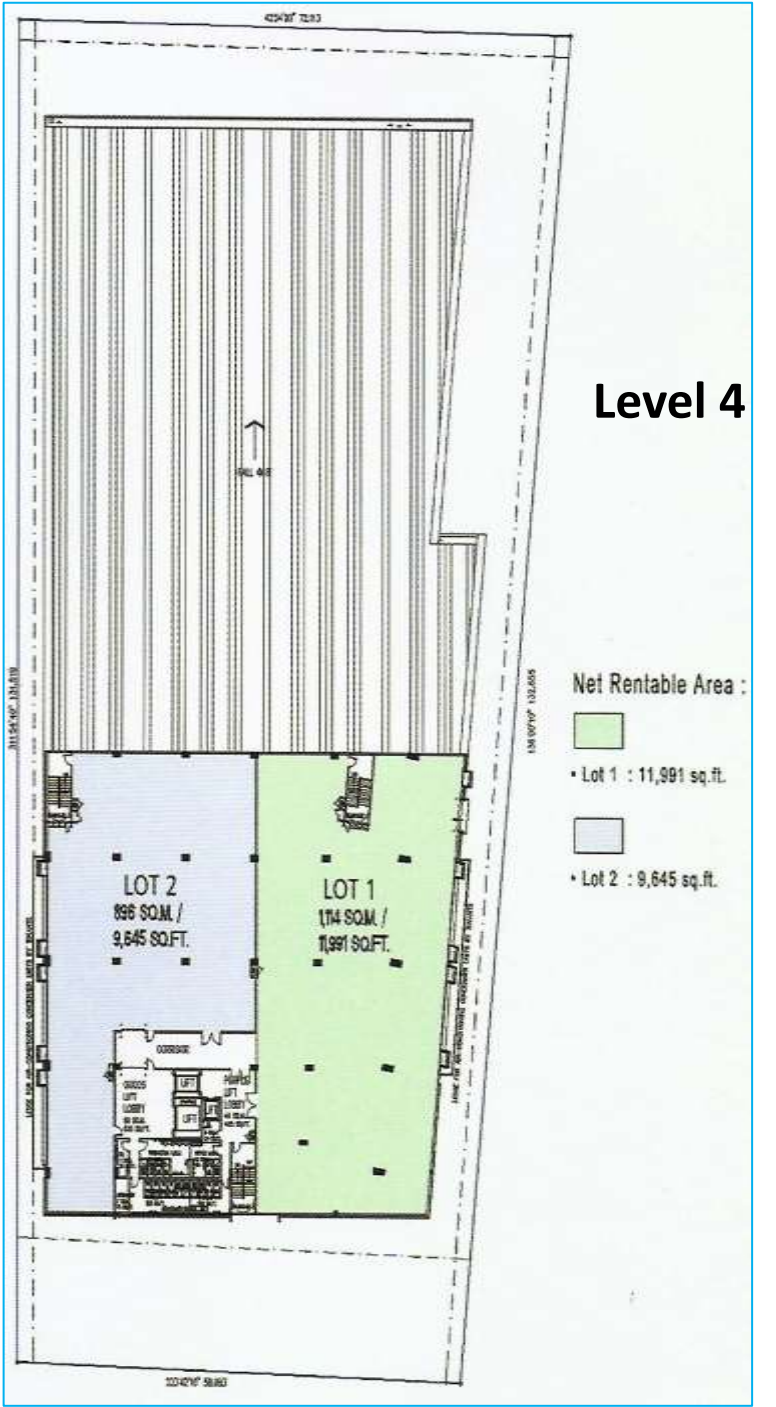
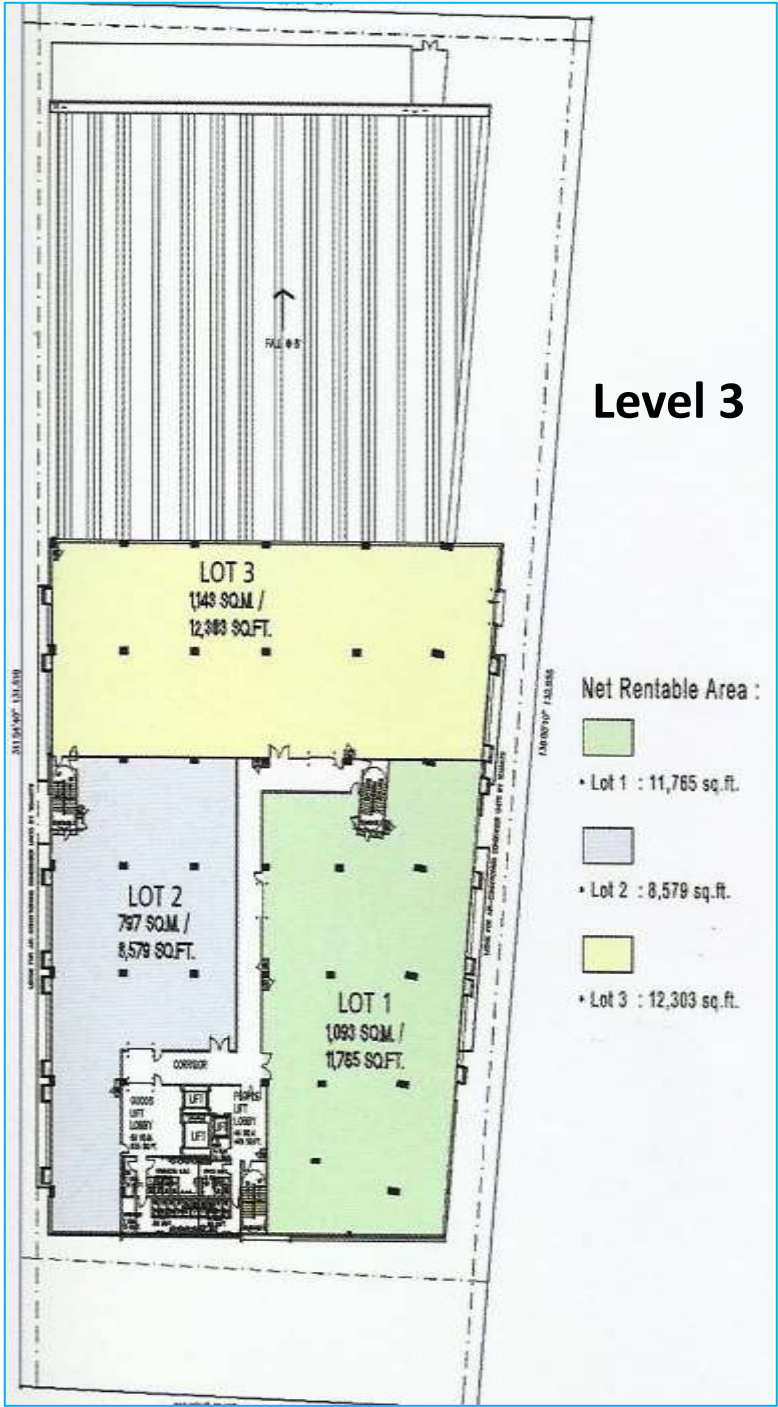
Fax : 604-646 8811

Email : info@smartpenang.my

FLOOR PLAN



FLOOR PLAN



SCOPE OF WORK PDCSU

Maintenance and repairs

- **Buildings and common property**
- **Mechanical and engineering**
- **Electrical and telecommunication systems**
- **Security Services**
- **Ground and Gardens**
- **Administration**
- **Security and Regulations**
- **Fire Safety and Prevention**

FACILITIES

Customer Service



FACILITIES

Office



FACILITIES

Vacant Lot / Plants



FACILITIES

Parking Area



SERVICES

Cleaning Services



Gardening Services



SERVICES



Security services

