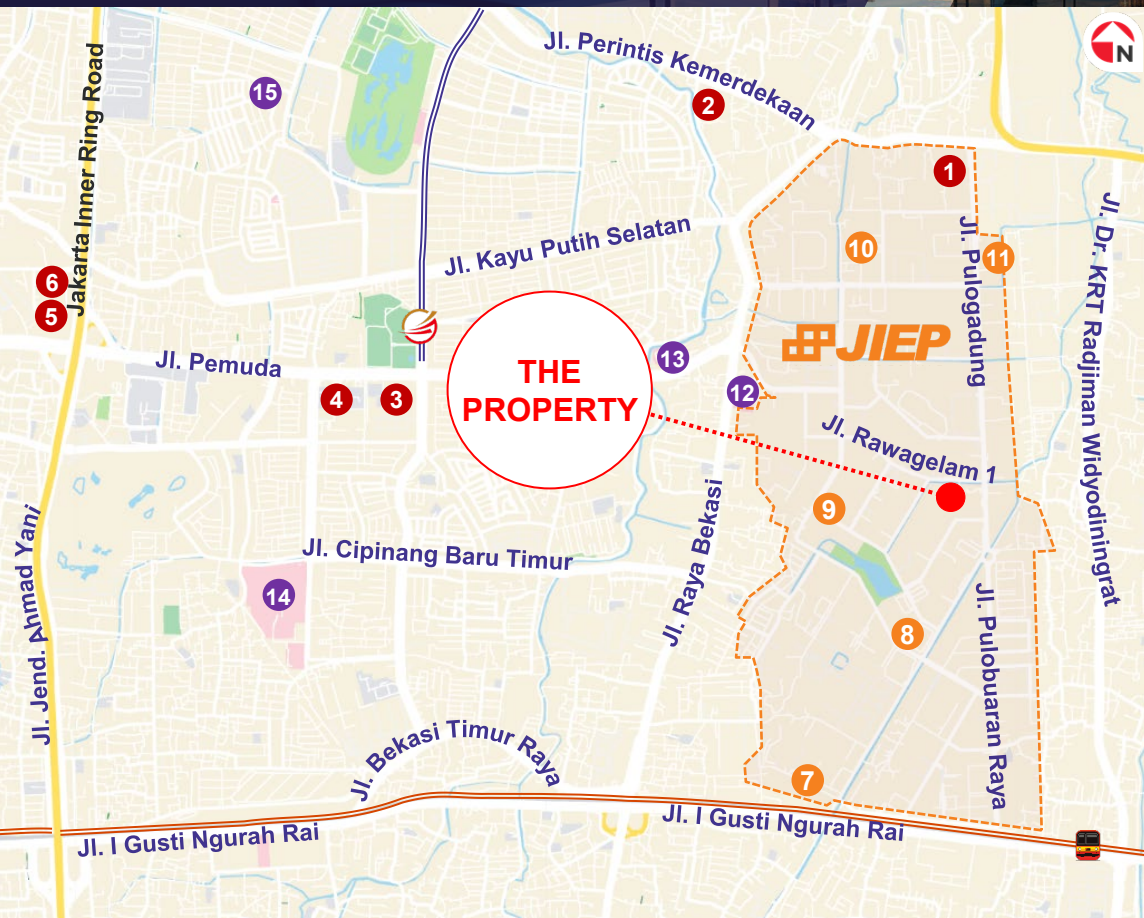


INDUSTRIAL PROPERTY FOR SALE

AT JL. RAWAGELAM 1 NO.10, JIEP
PULO GADUNG, EAST JAKARTA



**CUSHMAN &
WAKEFIELD**



● COMMERCIAL

1. Pulogadung Trace Center
2. Apartment Gading Icon
3. Arion Mall
4. Luxury Inn Arion Hotel
5. Green Pramuka Square
6. Green Pramuka Residences

● INDUSTRIAL

7. Otsuka Indonesia
8. Astra Argo Lestari
9. Kimia Farma
10. Nutrifood Indonesia
11. Teikin Piston

● PUBLIC FACILITIES

12. Harapan Jayakarta Hospital
13. Antam Medika Hospital
14. Persahabatan Hospital
15. EMC Hospital

— LRT Line

— KRL Line

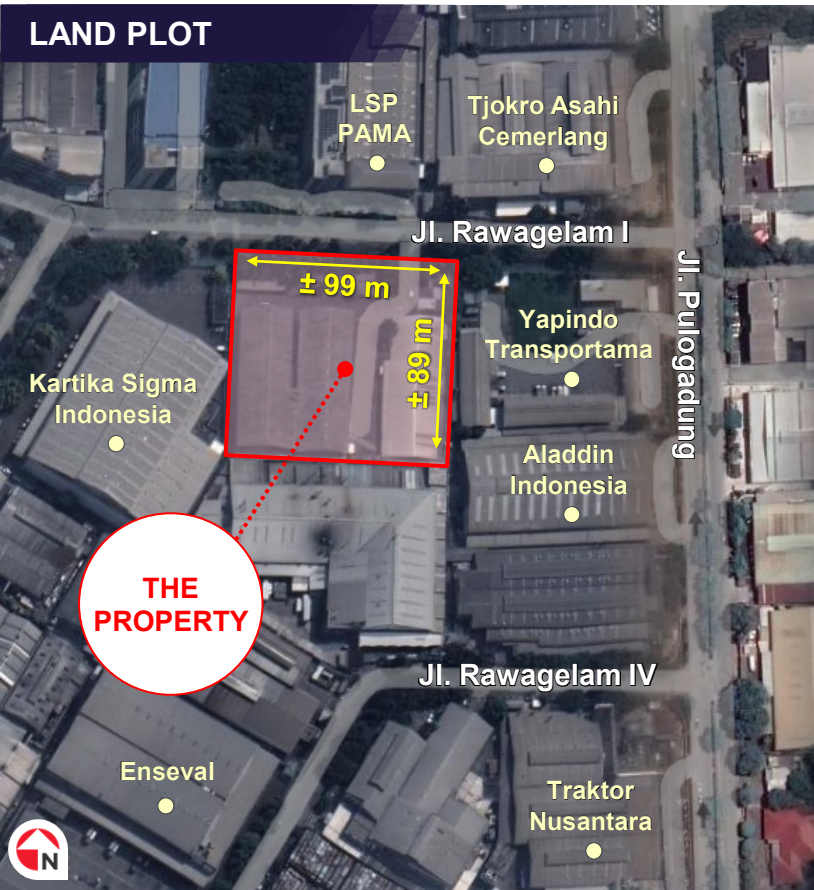


Buaran KRL Station



Velodrome LRT Station

LAND PLOT



PROPERTY DESCRIPTION

- The Property is strategically located within the JIEP Pulo Gadung Industrial Estate in East Jakarta, one of Jakarta's most established industrial areas.
- It is suitable for various industrial activities, including manufacturing, logistics, and warehousing.
- Excellent connectivity to major transportation networks, including the Jakarta-Cikampek Toll Road and Tanjung Priok Port.
- ± 4 km to Buaran KRL Station, ± 4.5 km to Velodrome KRL Station, ± 12 km to Jakarta – Cikampek Toll Road, and ± 15 km to Tanjung Priok Port.

PROPERTY DETAILS

LAND AREA	± 8,843 sm
LAND TITLE	SHGB
BUILDING AREA	± 3,920 sm
TOWN PLANNING	Zoning: Industrial Plot Ratio: 3 Site Coverage: 55%
INDICATIVE PRICE	IDR 80 Billion plus VAT
LOCATION	Google Map

For more information
please contact:



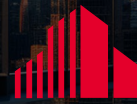
Mina Ondang
Director, Investment

+(62) 811 820 9500

Mina.Ondang@ap.cushwake.com

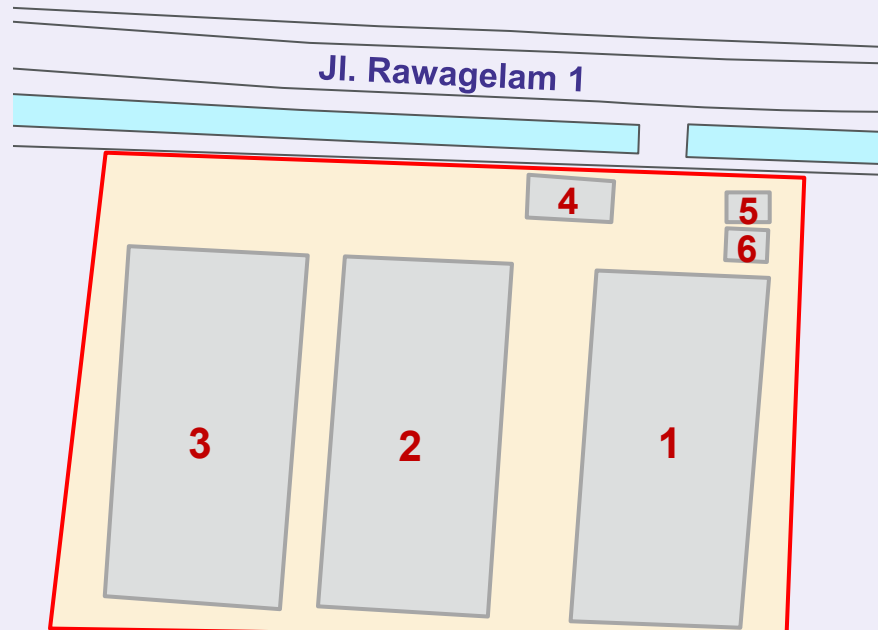
INDUSTRIAL PROPERTY FOR SALE

AT JL. RAWAGELAM 1 NO.10, JIEP
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SITE PLAN



LEGEND:

1. Factory Building 1

2. Factory Building 2

3. Factory Building 3

4. Canopy

5. Security Post

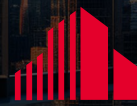
6. PLN Substation



View to Factory Building 1

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PULO GADUNG, EAST JAKARTA



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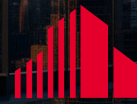
View to Factory Building 2



View to Factory Building 3

INDUSTRIAL PROPERTY FOR SALE

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PULO GADUNG, EAST JAKARTA



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View of the Property from Jl. Pulogadung



View of the Property from Jl. Rawagelam I