New Development · Jalan Indah Gemilang 3, Desa Cemerlang, Mukim Plentong, Johor Bahru, Johor

Desa Cemerlang Freehold Factory Development — 107,244.72 sqft Land

Proposed Selling Price: RM25,597,000 total

Property reference: MFS-20260910-CEB619

Property overview

Proposed Single-Storey Factory with Double-Storey Office

Location: Jalan Indah Gemilang 3, Desa Cemerlang, Mukim Plentong, Johor Bahru, Johor

Proposed Selling Price: RM25,597,000 total

Tenure: Freehold

Category: Medium Industry

Land: 107,244.72 sqft / 2.462 acres

Built Up: 49,451.11 sqft

Production Factory: 38,712.62 sqft

Office: ground floor 1,743.75 sqft; first floor 4,165.63 sqft

Covered parking and driveway: 2,421.88 sqft

Guard house, pump room and bin centre: 421.94 sqft

Compact substation: 391.48 sqft

Canopy for lorry loading bay: 1,593.81 sqft

Future development / expansion area: 30,393.37 sqft

Factory Height: 12m

Power: 1,000 Amp proposed, subject to checking existing substation capacity

Factory Floor Loading: 20 kN/m²

Office Floor Loading: 2.5 kN/m²

Proposal price breakdown: building RM22,253,000 plus additional land RM3,344,000.

The proposal targets CCC by November 2026; current construction and approval status require confirmation. The photograph shows project site progress dated 6 August 2026. Proposed specifications are subject to further discussion.

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View this property online

Prepared 06 Nov 2026. Availability, prices and specifications are subject to reconfirmation. Any illustration notices in the property overview also apply to these photographs.

Property photos

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