

PRIMEBAY

Industrial Park

THE STRENGTH BEHIND YOUR GROWTH



PRESENTED BY



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Welcome to **PRIMEBAY** Industrial Park

Strategic. Scalable. Future-Ready.

Strategically located within the established Demak Laut industrial zone, PRIMEBAY is a purpose built industrial park designed for scalable growth, seamless accessibility, and long-term operational value.

Backed by Ibraco's track record in infrastructure delivery and master planning, PRIMEBAY offers a future-ready foundation for manufacturers, logistics operators, and forward-moving businesses.

Key Advantages



Strategically near to
Senari Port
(Kuching Port Authority)



Seamless
access via
Sejingkat Bridge



Situated within a
mature industrial
ecosystem

**PROXIMITY TO
SENARI PORT**

PRIMEBAY
Industrial Park

**PROXIMITY TO
PENVIEW CONVENTION
CENTRE KUCHING**

**DIRECT ACCESS
TO MAJOR HIGHWAY**

VACANT
INDUSTRIAL
LAND

JALAN BAKO

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Purpose-Built for Industrial Performance

Every unit at PRIMEBAY is designed with real operational needs in mind — from infrastructure to internal space planning. Whether you're expanding manufacturing or scaling logistics, these are features built to deliver.



Double-Volume Ceiling Height



Multiple Shutter Access with Ramp



Column-Free Factory Interiors



Guarded Community



Premix Road Network



Ample Parking Bays



Port-Proximate Location



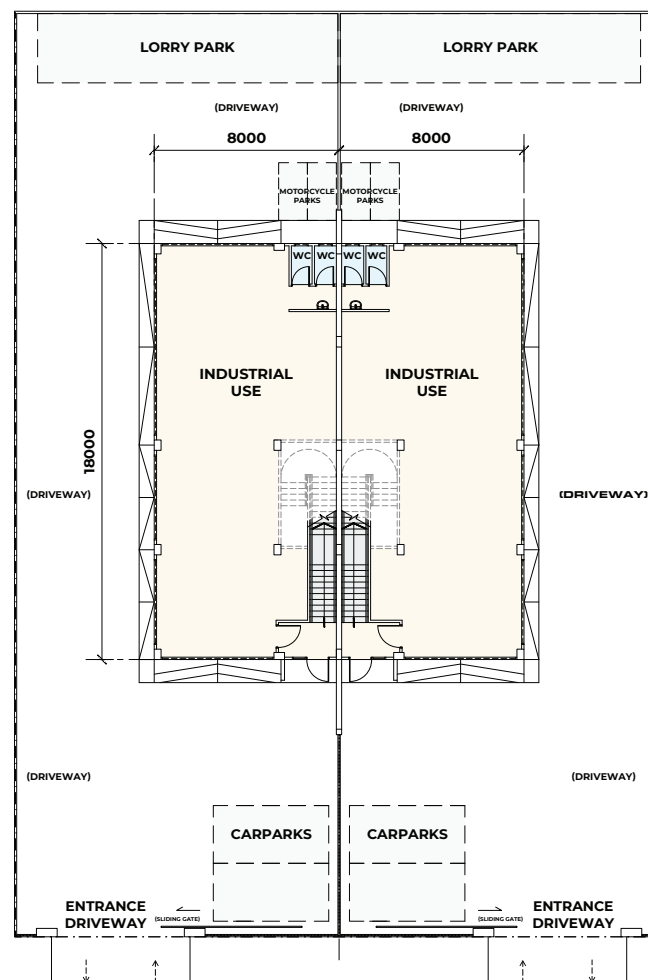
Heavy-Duty Floor Loading Capacity

62
UNITS

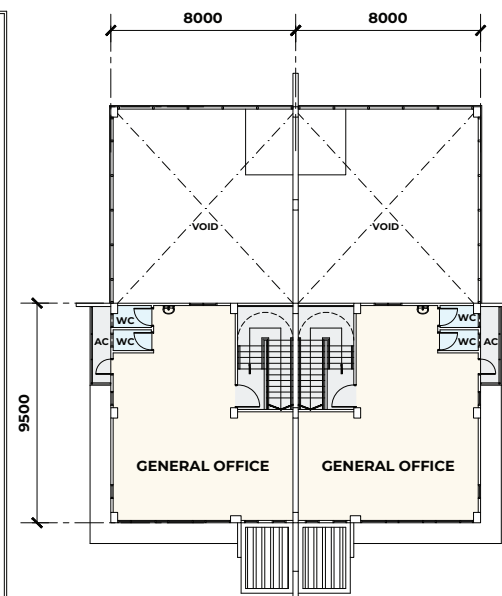
2
STOREY
FACTORIES

SEMI-
DETACHED
UNIT

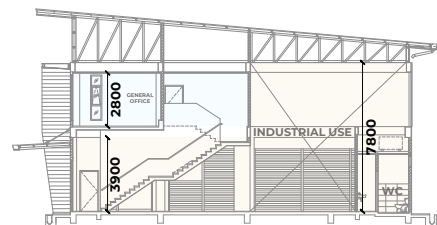
2,367 SQFT
GROSS FLOOR AREA



GROUND FLOOR
1549 SQFT



FIRST FLOOR
818 SQFT



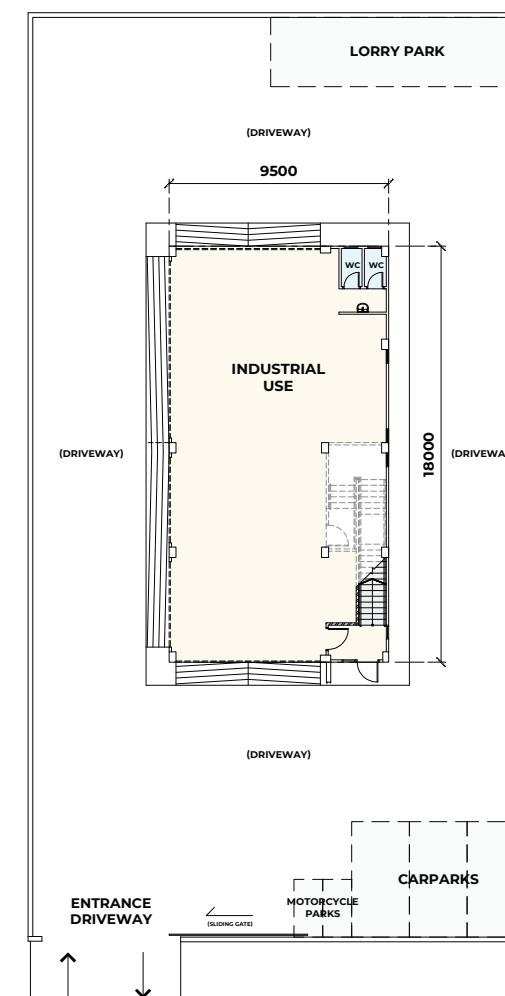
CROSS SECTION
VIEW

4
UNITS

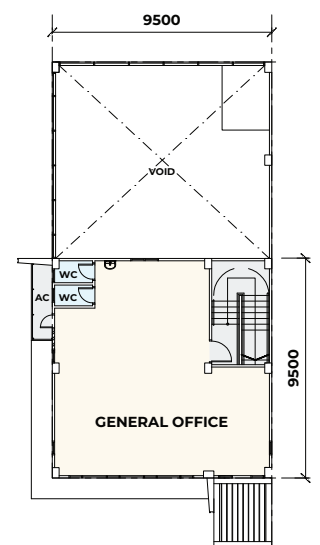
2
STOREY
FACTORIES

DETACHED
VERTICAL UNIT
TYPE B

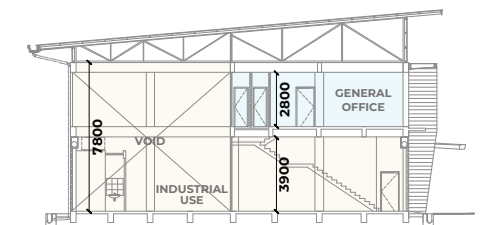
2,812 SQFT
GROSS FLOOR AREA



GROUND FLOOR
1840 SQFT



FIRST FLOOR
972 SQFT



CROSS SECTION
VIEW

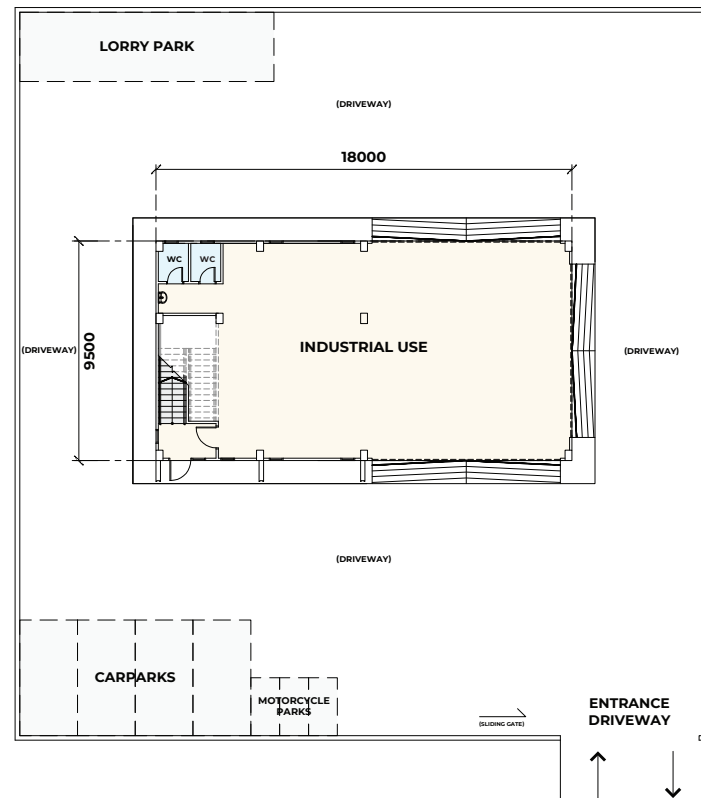


7
UNITS

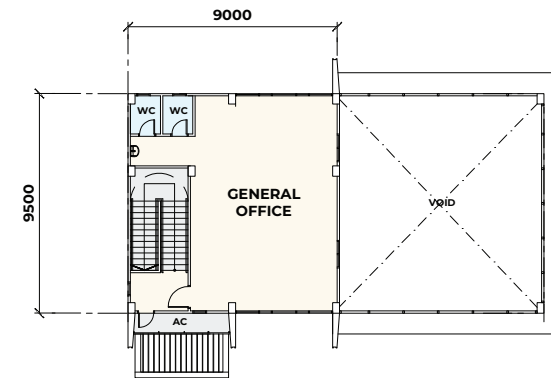
2
STOREY
Factories

DETACHED
HORIZONTAL
UNIT TYPE A

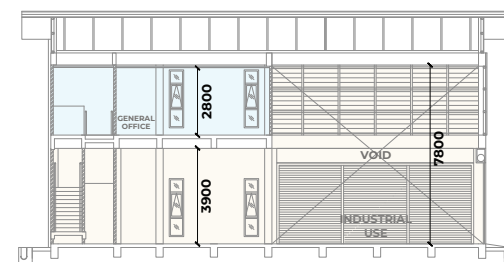
2,760 SQFT
GROSS FLOOR AREA



GROUND FLOOR
1840 SQFT

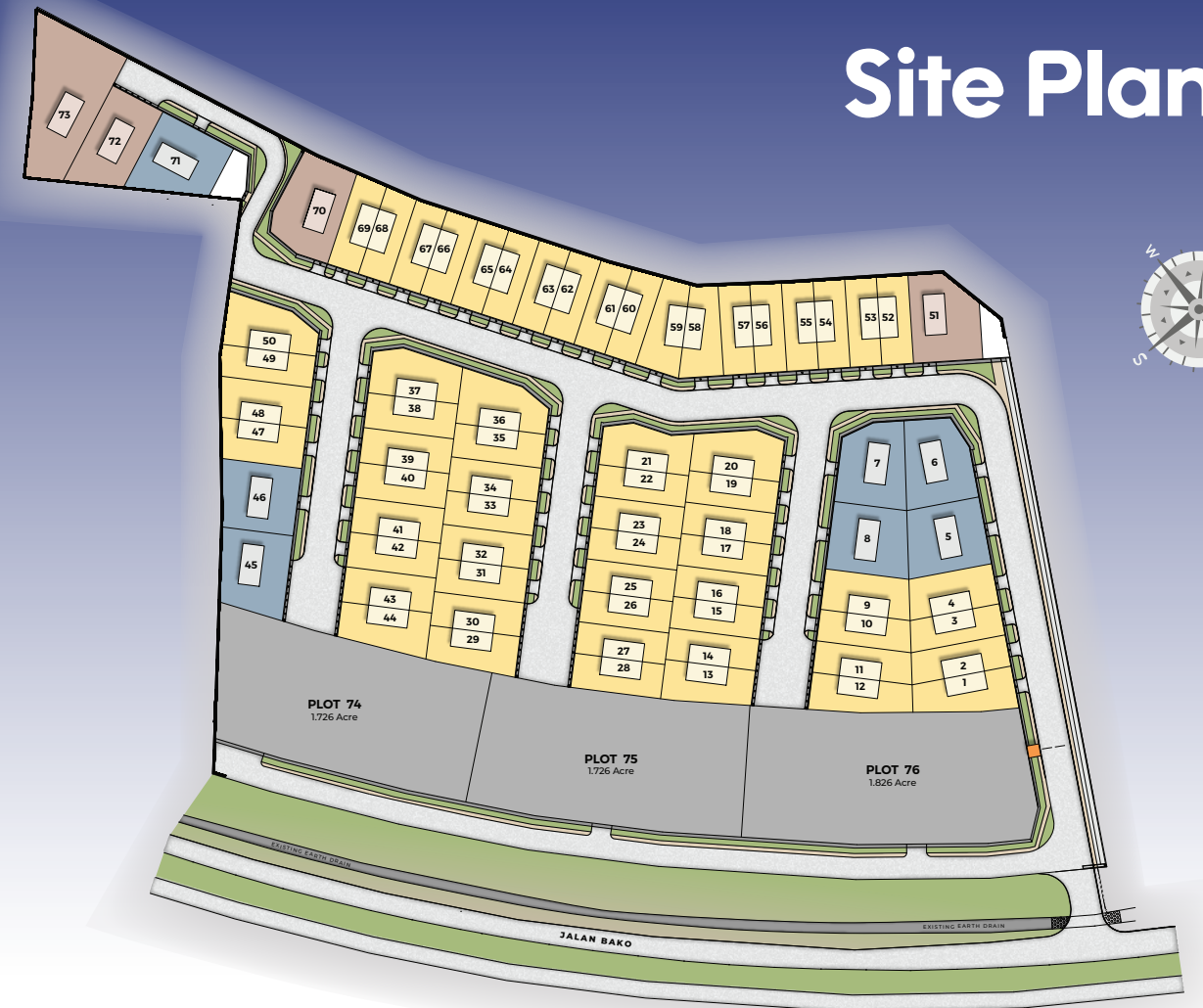
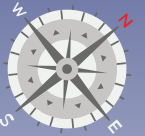


FIRST FLOOR
920 SQFT



CROSS SECTION
VIEW

Site Plan



LEGEND

- 2 Storey Semi-Detached Factory**
Plot 1-4, 9-44, 47-50, 52-69
- 2 Storey Detached Horizontal Factory Type A**
Plot 5-8, 45-46, 71
- Vacant Lots**
(3 Units)
- 2 Storey Detached Vertical Factory Type B**
Plot 51, 70, 72, 73
- Guardhouse**

Specifications

Structure	: Reinforced concrete	
Wall	: Brickwall	
Roof Covering	: Metal Deck	
Ceiling	: Industrial Use	Bare / Skim coat
	: Office	Plaster Ceiling
	: Toilets	Moisture Resistant Ceiling
Doors	: Aluminium Roller Shutter to Ground Floor	
	: Fire Rated Door to Staircase	
	: Timber Flush Door to Toilets and Where Applicable	
	: Aluminium-Framed Glass Doors to Office Entrance	
Window	: Aluminium-Framed Glass Windows	
Floor Finishes	: Industrial Use	Cement screed
	: Office	Cement screed
	: Staircase	Cement screed with nosing tiles
	: Toilets	Tiles
Wall Finishes	: Weathershield Paint to External Walls	
	: Emulsion Paint to Internal Walls	
	: Wall Tiles to Toilets	
Sanitary Fittings	: Toilets	Water closet / Basin
Gate & Fencing	: Mild Steel Gate & Versatile Fencing	
Loading	: Industrial Use	1.5ton/m2
	: Office	0.4ton/m2
Electrical	: Generally Concealed Wiring, Switches and Socket Points	



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A Prime Location for Growing Industries

LEGEND



Retail



Convention & Civic



Industrial & Manufacturing

PRIMEBAY
Industrial Park

DEMAK LAUT
INDUSTRIAL PARK
(PHASE I)

EMART
SEJINGKAT

PENVIEW CONVENTION
CENTRE KUCHING

PETRONAS
SEJINGKAT

DEMAK LAUT
INDUSTRIAL PARK
(PHASE IIA)

DEMAK LAUT
INDUSTRIAL PARK
(PHASE III)

SENARI PORT

TO
PETRAJAYA / BCCK
/ KUCHING CITY CENTRE

BINTAWA
INDUSTRIAL ESTATE

TO
KOTA SAMARAHAN

TO
BAKO

JALAN BAKO

JALAN BAKO

SARAWAK RIVER



SEJINGKAT
BRIDGE (NEW)



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