

GERMAN TECHNOLOGY PARK
LIGHT-MEDIUM SIZE INDUSTRIES

TELADAN™

ENGINEERED FOR EXCELLENCE

Developer:

RIVERWELL RESOURCES SDN. BHD. (512059-D)

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Unlock the Future of Industrial Innovation

German Technology Park, the newest industrial hub strategically located in Ayer Keroh, Melaka, recognized as Melaka's first ESG MANAGED INDUSTRIAL PARK.

This Gated and Guarded park is designed with eco-friendly facilities and smart security features such as 24 hour CCTV surveillance and car plate recognition system.

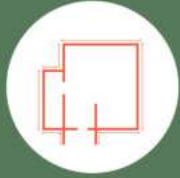
Supported by the Melaka Government

The development of German Technology Park is led by MCORP and supported by MIDA and Invest Melaka to advise Foreign Investors and Owners on various aspects of setting up their business in Melaka, Malaysia. The dedicated personnel in these government agencies are skilled and knowledgeable to ensure a smooth transition to Melaka.



- These semi-detached industries provide ample space and future-ready features.
- Its thoughtful layout and infrastructure offer businesses a cost-effective alternative to standalone industries, enabling flexibility and versatility.

Special Features



Built-up:
6,853 sq.ft.



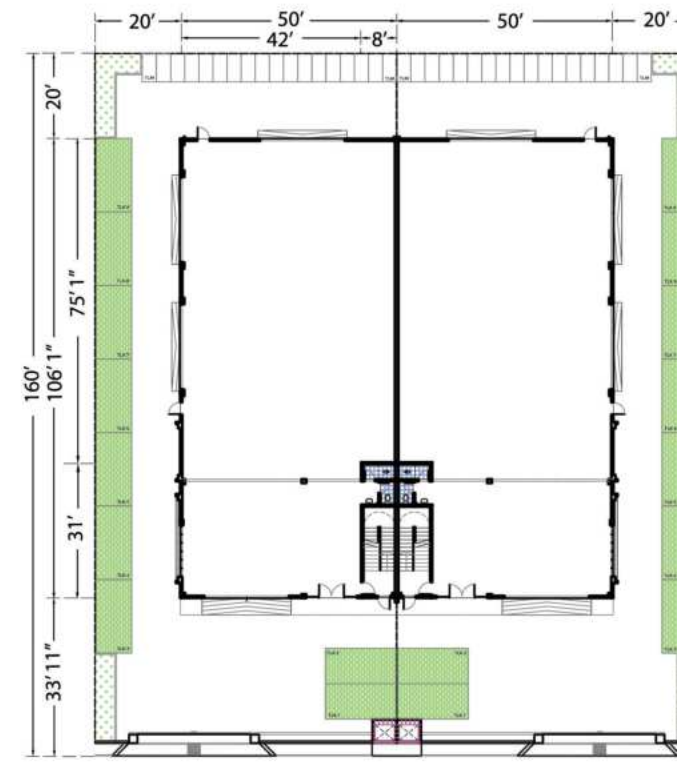
Ceiling
Height:
25ft



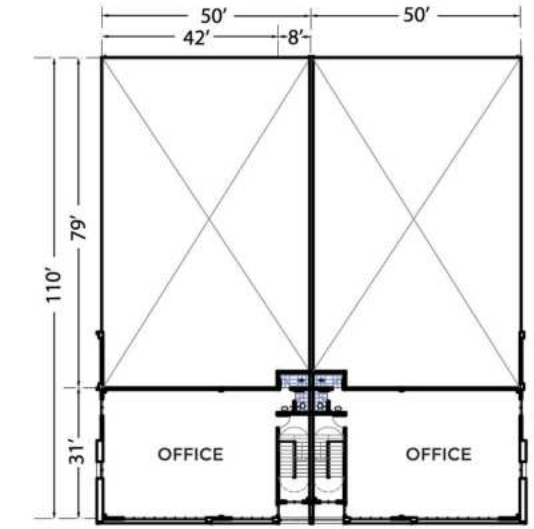
Rainwater
Harvesting
Tank:
150 gallons



EV Charging
Power Point with
3 Phase 30 Amp



GROUND FLOOR



FIRST FLOOR

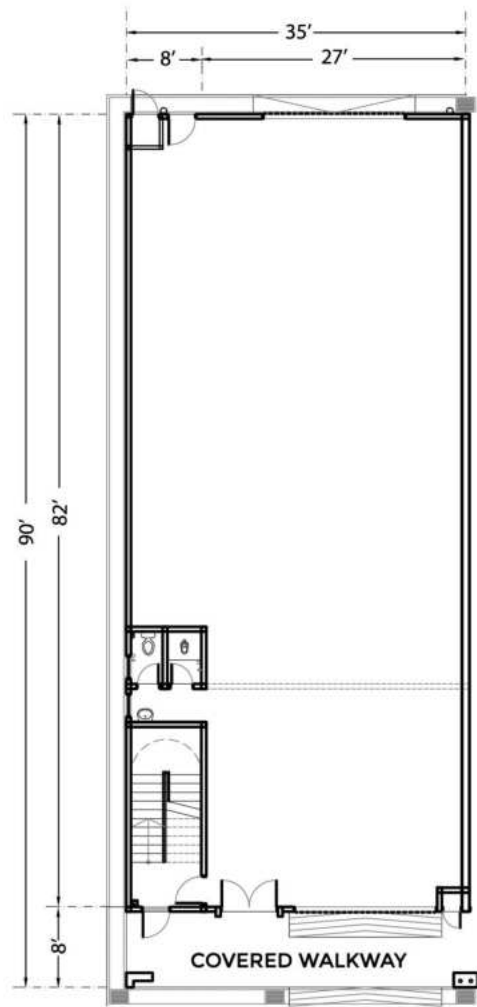
70'
x
160'

SEMI-D

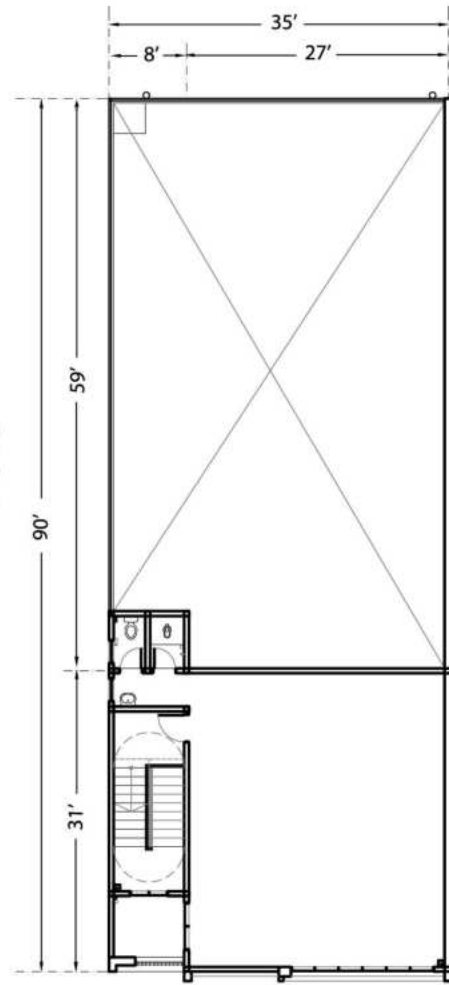


*Artist's impression

GROUND FLOOR

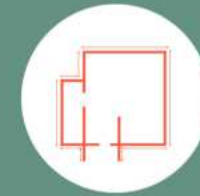


FIRST FLOOR



- Terrace industries offer a flexible layout with multi-level production spaces, maximizing land use.
- With a spacious backlane, the industries ensure smoother vehicle movement and efficient loading or unloading processes.

Special Features



Built-up:
4,078 sq.ft.



Ceiling
Height:
20ft



Dual Entrance
with Wide Backlane:
Width 30ft

TERRACE

35'
x
90'



*Artist's impression

WAREHOUSE

The double volume ceiling heights allow for an additional mezzanine floor and high-packing system. Maximizing vertical space for enhanced storage and operational efficiency.

OFFICE

A spacious office offers not only ease of control, but also a professional environment conducive to holding meetings with clients or business partners. Spacious and organized layout of the space allows for better team collaboration, and a more welcoming atmosphere.

PRODUCTION AREA

- Ground floor loading up to 7.5 kilonewtons per square meter.
- Extra natural sunlight from the roof to provide excellent ventilation and natural lighting.

LOADING or UNLOADING BAY

- Dedicated areas help avoid congestion in other operational spaces.
- Streamlined movement of goods in and out, reducing waiting times for deliveries and shipments.

Site Plan



INDUSTRY LAND DETAILS

Unit no	M1	M2	M3	M4	M5	M6	M7	M8	L9	M10	M11
acre	1.74	2.10	1.49	1.30	1.19	1.48	1.47	1.14	1.36	3.13	2.49
m ²	7,047	8,500	6,048	5,256	4,811	5,973	5,948	4,605	5,489	12,662	10,065

Unit no	M12	M13	M14	L15	L16	L17	L18	M19	M20	M21	M22
acre	2.67	2.56	2.98	3.55	3.24	3.02	2.53	2.00	2.29	3.21	3.34
m ²	10,786	10,355	12,068	14,383	13,131	12,231	10,231	8,077	9,253	13,006	13,504



LEGEND

Industry:

■ Semi D (70' x 160')
64 units

■ Terrace (35' x 90')
45 units

■ Industrial Land-22 units
M : Medium Industry Lot
L : Light Industry Lot

*Layout subject to change as required by Planning Authorities

Key Features for Terrace & Semi-D

Strategically designed to meet diverse industry needs, this development integrates green technologies to enhance operational efficiency and support enduring business success.



Power Supply:
100 Amp

1



High speed connectivity with fiber optic

2



Wide front road:
Width 66'

3



Translucent acrylic cladding allows natural light into a space while maintaining privacy and reducing glare

4



Ample parking lots:
• Car (246 nos)
• Truck/lorry (47 nos)
• Motorcycle (478 nos)

5

**Subject to change as required by relevant authorities*



Location Plan



Boasting excellent access to major highways, its proximity to urban centers encourages workforce availability and supply chain efficiency. This location supports seamless logistics and operational scalability, making it ideal for companies seeking optimized distribution and growth potential.

