

**THE GATEWAY TO GLOBAL**



**NCT**  
**INNOSPHERE**

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Smart Industrial Park 2



D E L A P A N

# NEW CATALYST FOR BORDER OPPORTUNITIES

The Delapan Special Border Economic Zone, a project by the Minister of Finance Inc., is strategically located at the Delapan Special Border Economic Zone near the Malaysia-Thailand border. With exceptional logistics, cross-border connectivity and proximity to an Inland Port, it offers attractive investor incentives and is designed for sustainable growth. This park is the ideal hub for innovative factories and businesses in a rapidly expanding region.

A MINISTER OF FINANCE INC. PROJECT  
UNDERTAKEN BY:



SUPPORTED BY:



# COMPETITIVE ADVANTAGES



LOGISTICAL  
SUPERIORITY



CROSS  
BORDER



INLAND  
PORT



GREEN  
ESG



5G  
CAPABILITY



INCENTIVES  
(TAX)



FREEHOLD



# NCT INNOSPHERE

SECURE AND EFFICIENT



PERIMETER FENCING,  
24/7 GUARDED, CCTV  
SURVEILLANCE



DIRECT ACCESS FROM  
THE NORTH-SOUTH  
EXPRESSWAY (NSE)



WELL-MANAGED  
INDUSTRIAL PARK



WIDE  
TRUCK LANE

SOLAR  
PANEL READY



## ESG



GREEN BUILDING  
MATERIALS



GREEN RE  
CERTIFIED



CENTRALIZED  
LABOUR QUARTER



EV CHARGER  
CONNECTION READY



## PIONEERING SUSTAINABILITY WITH ESG

Our industrial park places ESG excellence at the core, integrating sustainable practices to reduce risks, boost efficiency, and attract financial advantages. These initiatives drive profits, elevate brand value, and ensure long-term stability, making your investment a smart, future-ready choice. Businesses embracing ESG standards see higher property values and sustained benefits. Invest in our park for a responsible, forward-looking growth opportunity.

# THE GATEWAY TO GROWTH

Our industrial park provides versatile spaces designed for businesses of all sizes, with adaptable layouts that support growth and efficiency. Built to optimize workflow, reduce costs, and enable future expansion, our spaces accommodate diverse industries. Whether you're scaling up or establishing a new base, our park is the perfect setting for your business to thrive. Secure your space today and join a vibrant, growth-focused community.



# TAX INCENTIVES



## PRIORITY SECTORS:



MANUFACTURING



AGRICULTURE & BIO-INDUSTRIAL



TOURISM



LOGISTIC



DIGITAL ECONOMY



PETROCHEMICAL



MEDICAL SCIENCE R&D AND S&T



EDUCATION



# THE GATEWAY TO GROWTH

Spanning 137 acres of prime land, this township offers adaptable factory plots for industries such as F&B, logistics, and data storage. It provides an ideal base at the Malaysia-Thailand border for international companies to expand in a thriving industrial hub.



**SEMI DETACHED**

LAND SIZE	BUILT UP
A : 71' x 192'	9,339 sqft
B : 74' x 192'	9,339 sqft



**DETACHED**

LAND SIZE	BUILT UP
A : 150' x 197'	22,298 sqft
B : 108' x 197'	12,589 sqft
C : 152' x 197'	18,718 sqft
D : 145' x 197'	19,883 sqft



**CLUSTER**

LAND SIZE	BUILT UP
89' x 137'	9,681 sqft



**TERRACE**

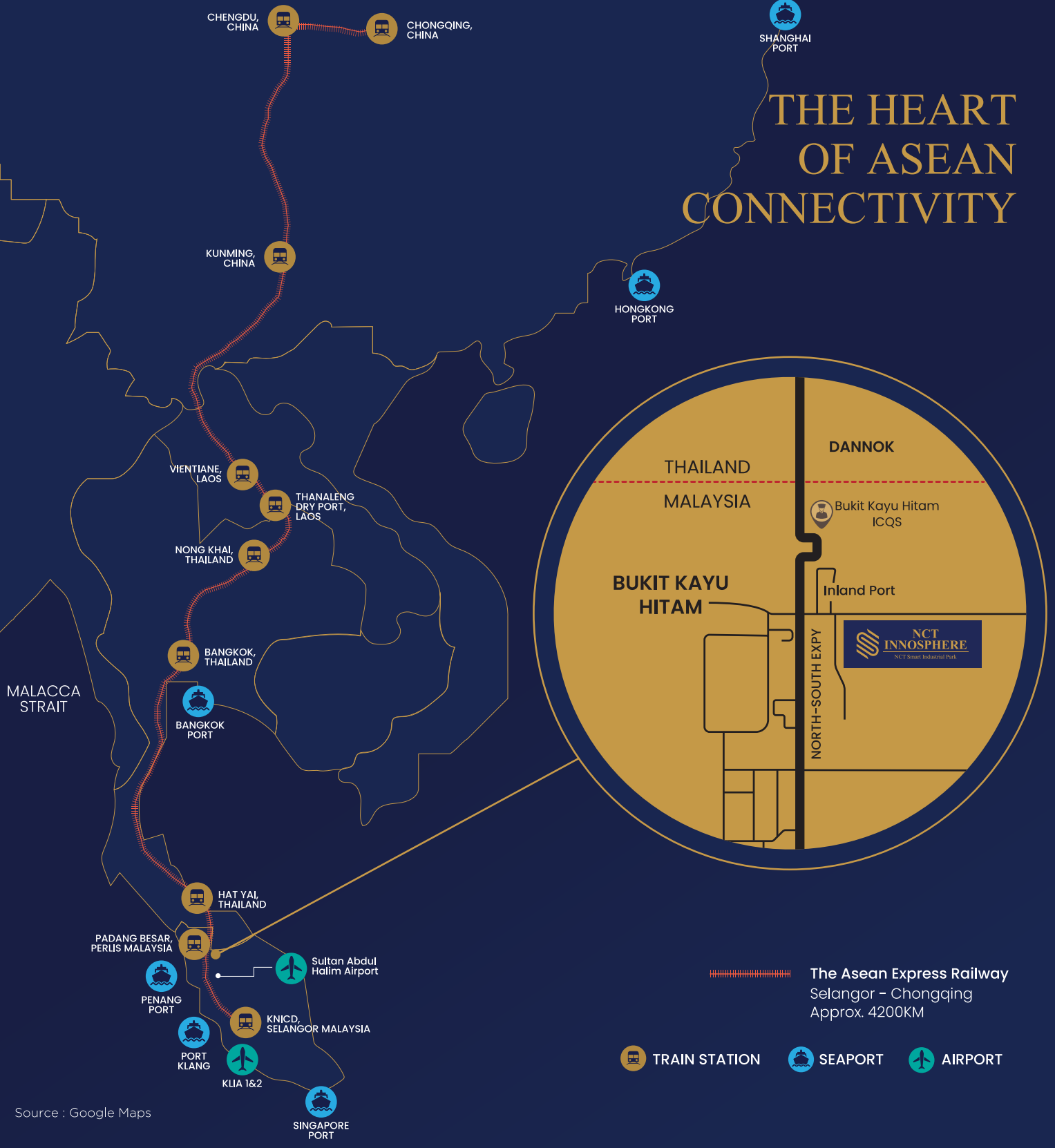
LAND SIZE	BUILT UP
24' x 105'	3,293 sqft



**BUILT TO SUIT LAND**

1 Acre and above

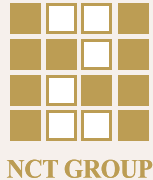
# THE HEART OF ASEAN CONNECTIVITY



The Asean Express Railway  
Selangor - Chongqing  
Approx. 4200KM

TRAIN STATION    SEAPORT    AIRPORT

Source : Google Maps



**BUMI BINARIA SDN BHD**  
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**SCHEDULE YOUR APPOINTMENT TODAY**

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