



Offering Memorandum
Sales of Industrial Facility
Jeddah Industrial City (Modon -2)
Jeddah – Saudi Arabia

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Off Market – Exclusive Opportunity

Industrial Facility:

Plastic Plant

Property Title: Ground Lease

Location: Modon Industrial Zone 2, Jeddah

Usage: Industrial

Manufacturing License: Plastic

Current Status: Operational

Electricity Connection: Available

Civil Defence License: Available

Transferrable: Yes, subject to Modon approval

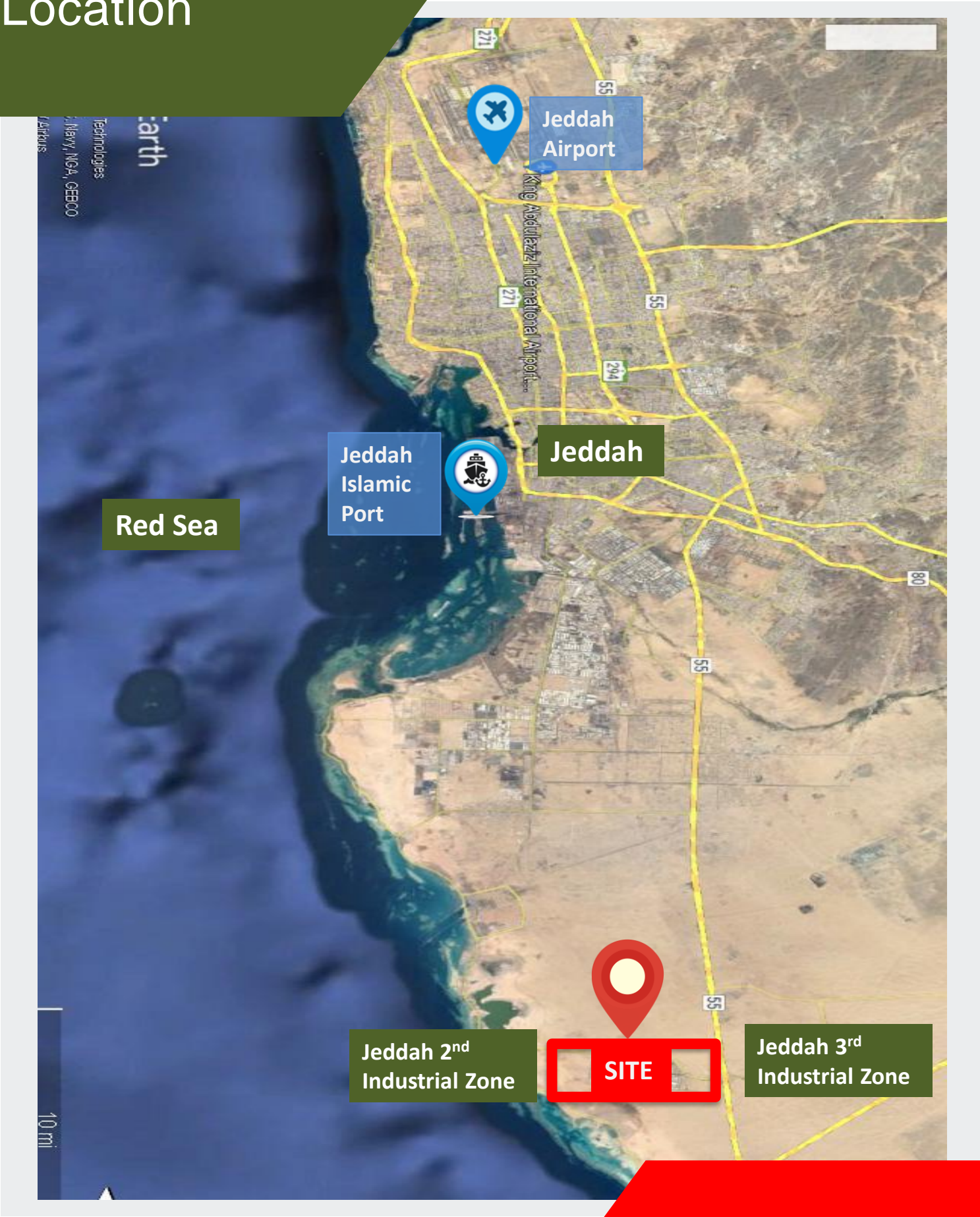
Handover: 90 days post signing of SPA

To be sold with part of machinery & equipment. (List shall be provided subject to the further discussion.)

Key Property Features:

- 2 street facility in Modon, Jeddah Industrial Zone 3.
- 3 large access gates and security guard rooms.
- Land Size: 10,033 sq.m.
- Land Dimension: North 134.95m, East 74.98m, South 115.03m, West 53.05m, South-West Corner 31.03m
- Factory Production Area: 4,031 sq.m. (Approx.)
- Warehouse height: 10m
- Office Area: 1,524 sq.m. (Approx.)
- Total Built Up Area: 5,555 sq.m. (Approx.)
- The property is completed fenced and asphalted.
- Production area is fully airconditioned
- Overhead crane (16 ton)
- Plastic molding machine
- Backup generator
- Fire fighting system

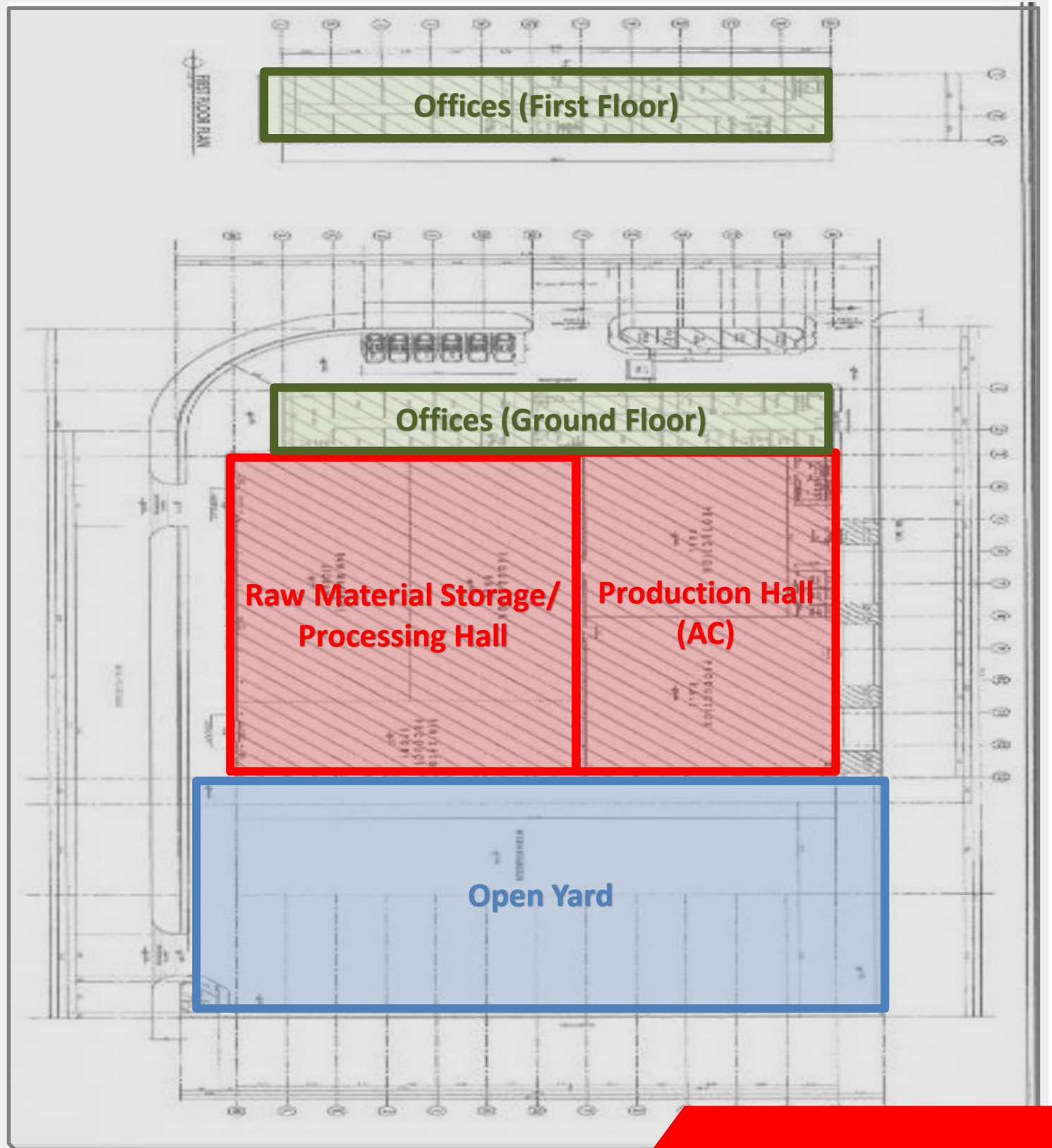
Location



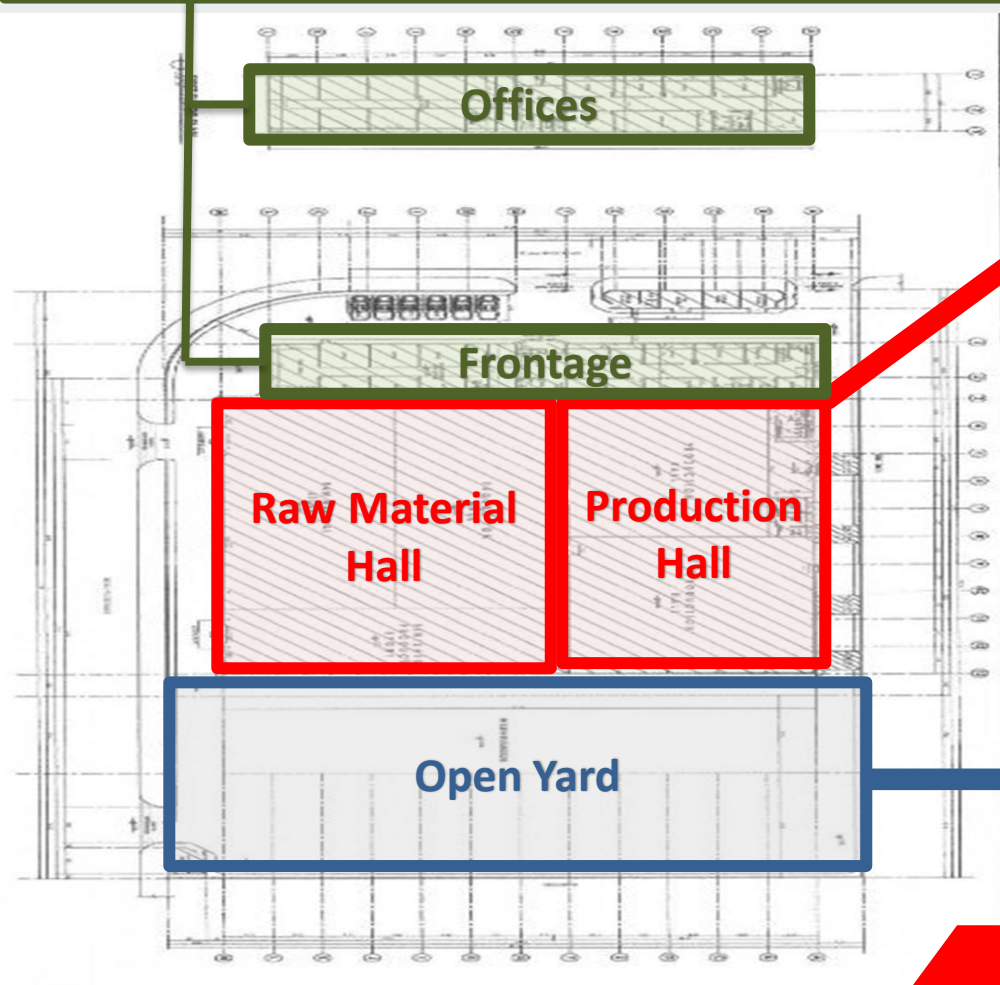
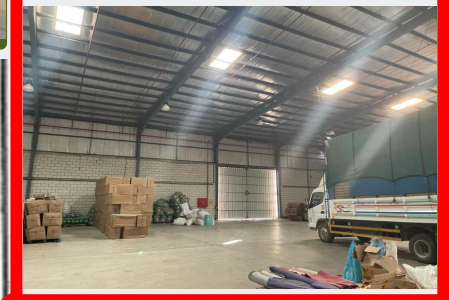
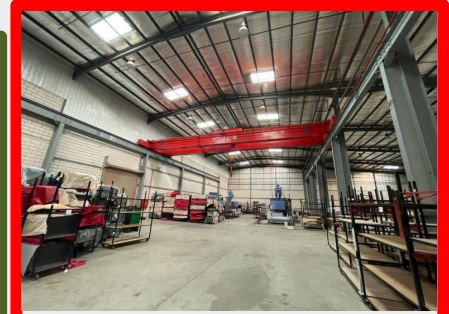
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Factory Layout



Factory Layout



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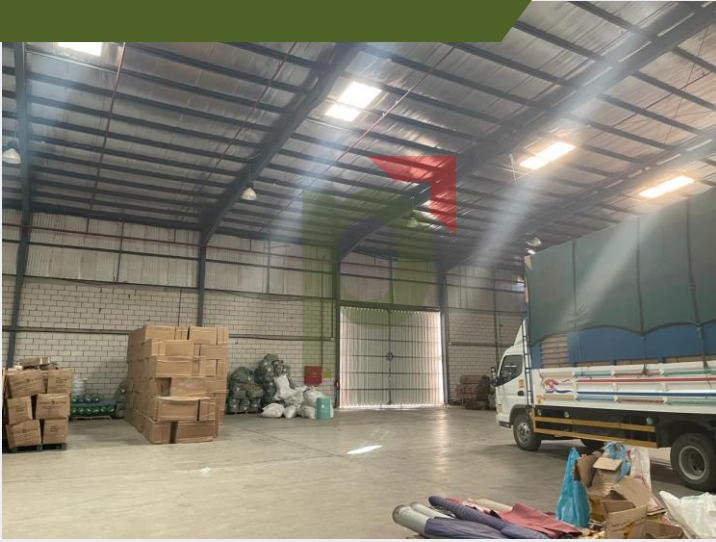
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List of Machinery

Sr. No.	List of Machinery & Equipment	Year of Manufacturing
1.	Injection Machine, Size 1360 Taiwanese	2018
2.	Injection Machine, Size 1480, Taiwanese	2018
3.	Overhead Crane (16Ton), Chinese	2018
4.	Chiller & Cooler, Turkish	2018
5.	Plastic Crusher, Chinese	2018
6.	Plastic Material Mixer, Chinese	2018
7.	Electric Belt Production, Chinese	2017
8.	Compressor, small size, Korean	2021
9.	Compressor with regulator, Italian	2017
10.	Air conditioner (Package Unit)	2017
11.	Civil Defence System Pump	2017
12.	Backup Electricity Generator	2015
13.	Coaster/ Mini Bus (Mitsubishi)	2002
14.	Pickup - Isuzu	2009
15.	Forklift, Caterpillar	2007



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