

# Industrial Land

Home for **Green and Sustainable Industry**



Southeast Asia's  
Investment Destination



industropolisbatangsez

# JAVA SEA

SEAPORT

| Kavling | Land Size ( Ha) |
|---------|-----------------|
| B 01    | 20.76           |
| B 06    | 20.36           |
| B 09    | 12.62           |
| B 10    | 12.65           |
| C 05    | 24.47           |
| C 09    | 15.14           |
| C 10    | 10.5            |

| Kavling  | Land Size (Ha) |
|----------|----------------|
| G 03 A-2 | 0.78           |
| G 03 A-3 | 0.96           |
| G 03 A-5 | 1.95           |
| G 03 A-6 | 1.99           |
| G 03 A-7 | 0.90           |

| Kavling | Land Size (± Ha) |
|---------|------------------|
| D 01    | 14.05            |
| D 03 A  | 12.13            |
| D 05    | 11.82            |
| D 08    | 11.28            |
| D 09    | 11.16            |
| D 10    | 10.97            |
| E 03 A  | 8.06             |
| E 05    | 7.79             |
| E 06    | 13               |

# FUTURE DEVELOPMENT



« Jakarta

Surabaya »

**LEGEND**

- OCCUPIED
- AVAILABLE
- RETAIL & COMMERCIAL
- FUTURE DEVELOPMENT

### WEST DIRECTION

Trans Java Toll Road -Central Jakarta  
 5 hours drive **394 KM**

Tanjung Priok International Port  
 5 hours drive **408 KM**

### CENTRAL DIRECTION

Trans Java Toll Road/ Highway - Semarang  
 1 hour drive **59 KM**

Ahmad Yani International Airport  
 1 hour drive **65 KM**

### EAST DIRECTION

Tanjung Emas International Port  
 75 minutes drive **63 KM**

Tanjung Perak International Port  
 5 hours drive **406 KM**

# 75 THE LONGEST LEASE PERIOD YEARS IN INDONESIA



Favorable Payment Terms

Competitive Lease Rate

## FISCAL BENEFITS

- Tax Holiday up to 20 Years
- Tax Allowance
- Exemption of Value Added Tax (VAT)
- Exemption of Import Duty

## NON-FISCAL BENEFITS

- Immigration
- Employment

Platinum Greenship Certificate

## INDUSTRIAL PRIORITY CATEGORY

- Foreign Direct Investment
- Downstream Industry
- Local Workforce Empowerment
- Industry 4.0 and Smart Manufacturing
- Sustainable Import Substitution
- Green Technology and Clean Energy
- Export-Driven Industries

## World Class Utilities



## Easy Accessibility



## Supporting Facilities



## Tenancy Journey



# Standard Factory Building

Factory buildings  
tailored to your business



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## Type A

| Building                  |                        |
|---------------------------|------------------------|
| 1st Floor                 | 1,176.8 m <sup>2</sup> |
| Mezzanine                 | 108.2 m <sup>2</sup>   |
| Total Area                | 1,285 m <sup>2</sup>   |
| Main Building (L x W x H) | 57 x 20 x 9.1-11.3 m   |
| Floor Load Capacity       | 2 ton/m <sup>2</sup>   |
| Loading Dock Area         | 36.8 m <sup>2</sup>    |
| Loading Dock Height       | 90 cm                  |
| Electrical                |                        |
| Electrical Power          | 131 kVA                |

## Type C

| Building                  |                        |
|---------------------------|------------------------|
| 1st Floor                 | 1,770 m <sup>2</sup>   |
| Mezzanine                 | 115.7 m <sup>2</sup>   |
| Total Area                | 1,885.7 m <sup>2</sup> |
| Main Building (L x W x H) | 57 x 30 x 7.6-11.3 m   |
| Floor Load Capacity       | 2 ton/m <sup>2</sup>   |
| Loading Dock Area         | 60 m <sup>2</sup>      |
| Loading Dock Height       | 90 cm                  |
| Electrical                |                        |
| Electrical Power          | 197 kVA                |

## Type D

| Building                  |                      |
|---------------------------|----------------------|
| 1st Floor                 | 480 m <sup>2</sup>   |
| Mezzanine                 | 122 m <sup>2</sup>   |
| Total Area                | 602 m <sup>2</sup>   |
| Main Building (L x W x H) | 30 x 15 x 6.9-8.7 m  |
| Floor Load Capacity       | 2 ton/m <sup>2</sup> |
| Loading Dock Area         | 30 m <sup>2</sup>    |
| Loading Dock Height       | 64 cm                |
| Electrical                |                      |
| Electrical Power          | 53 kVA               |

## Type E

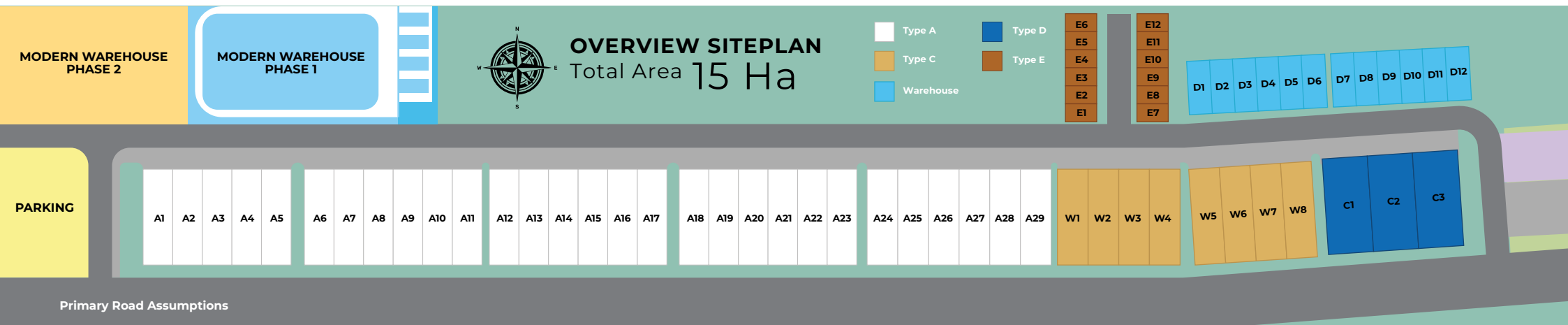
| Building                  |                       |
|---------------------------|-----------------------|
| 1st Floor                 | 231.25 m <sup>2</sup> |
| Mezzanine                 | 71.6 m <sup>2</sup>   |
| Total Area                | 302.9 m <sup>2</sup>  |
| Main Building (L x W x H) | 16.5 x 12.5 x 5.8-7 m |
| Floor Load Capacity       | 2 ton/m <sup>2</sup>  |
| Loading Dock Area         | 25 m <sup>2</sup>     |
| Loading Dock Height       | 70 cm                 |
| Electrical                |                       |
| Electrical Power          | 23 kVA                |

## Warehouse

| Building                  |                      |
|---------------------------|----------------------|
| 1st Floor                 | 1,180 m <sup>2</sup> |
| Mezzanine                 | -                    |
| Total Area                | 1,180 m <sup>2</sup> |
| Main Building (L x W x H) | 57 x 20 x 9.3-11.5 m |
| Floor Load Capacity       | 2 ton/m <sup>2</sup> |
| Loading Dock Area         | 40 m <sup>2</sup>    |
| Loading Dock Height       | 90 cm                |
| Electrical                |                      |
| Electrical Power          | 105 kVA              |

## Modern Warehouse

| Building                  |  |
|---------------------------|--|
| 1st Floor                 | 4,968 m <sup>2</sup>                       |
| Mezzanine                 | -  |
| Total Area                | 4,968 m <sup>2</sup>                       |
| Main Building (L x W x H) | 108 x 46 x 14 m                            |
| Floor Load Capacity       | 5 ton/m <sup>2</sup>                       |
| Loading Dock Area         | 1907.49 m <sup>2</sup>                     |
| Loading Dock Height       | 130 cm                                     |
| Electrical                |  |
| Electrical Power          | PLN 131 kVA & Genset 100 kVA (Type Silent) |





**World-class facilities**



**Expandable layout**



**Flood-free**



**Modern & Functional Design**



**Sustainable & Eco-Friendly**

Our **Standard Factory Buildings (SFBs)** at Industropolis Batang SEZ provide the perfect solution for manufacturers, logistics providers, and industrial businesses seeking a fast and cost-effective setup. Located in a prime industrial hub with direct access to highways, ports, and key infrastructures.

Marketing Hotline

📞 1500 838

📞 +62 812-3132-3323

✉️ [marketing@industropolisbatang.co.id](mailto:marketing@industropolisbatang.co.id)

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Marketing Gallery

Industropolis Batang SEZ  
Semarang-Batang Toll Road KM.371+800,  
Ketanggan, Gringsing District, Batang Regency,  
Central Java 51281, Indonesia

# Commercial Land

Discover prime commercial land space  
with high visibility and top amenities



Southeast Asia's  
Investment Destination



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## LEGEND

### A:

- Hotel
- Amphitheater & Public Space
- Charging Station
- Marketing Gallery
- Office Building

### B1:

- Residential Building
- Supporting Retail

### B2:

- Worship Area

### C1:

- Shophouses
- Sport Center
- Mini Mall
- Cinema

### C2:

- Premium Outlet

### C3:

- R&D and Education Building

### D1:

- Compound Area
- Fuel Station

### D2:

- Abdi Waluyo Hospital
- Commercial & Office Building

### E1:

- Public Service Center
- KEK Administrator Office

### E2:

- Commercial & Office Building



Experience the perfect blend of business, leisure, and convenience at our Retail & Commercial Hub. Enjoy a luxurious hotel, diverse retail & F&B options, a transit hub, park & ride, a worship area, and more—all in one seamless, connected destination.

Number of Investors

**100+**  
Companies



Total Workforce (Current)

**12.000+**  
Workers

Workforce Projection (2028)

**28.000**  
Workers

Workforce Projection (2040)

**200.000+**  
Workers



Population of Batang, Kendal, and Semarang

**>1.500.000**

People



Batang Economic Growth in 2025

**7,79%**

Central Java (5,37%)



Annual Toll Road Users

**>11.000.000**  
Vehicles

Increasing by 5–8% per Year



Train Passengers Pekalongan–Semarang

**>1.000.000**  
Passengers

Increasing by 3.44% per Year



**Multi Access**

Direct Toll Gate Access at KM 371

Railway Connectivity

Pantura Road Access



**Supply Control**

Ensuring a Balanced Business

Ecosystem and Sustainable

Area Growth



**Market Leader**

100 Ha of Industrial Land

Absorbed Annually, Creating

Continuous New Opportunities

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# Residential Complex

**Discover modern residential development**  
designed to support the daily needs of workers  
and professionals within the industrial area.



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# SAGARA RESIDENCE



A low-rise residential apartment designed for comfortable and efficient urban living. Featuring practical layouts, a well-organized environment and easy access to essential facilities for everyday needs.



Futsal



Communal Kitchen



Communal Balcony



Private Room

## COMMERCIAL TENANT



F&B



Mini Mart



Laundry



Barber

# MAHAMERU RESIDENCE

Mahameru Residence is a modern residential complex designed for comfort and convenience, featuring four towers in total. Currently, two towers are under development.



**TOWER 1**

Tower 1 is a four-level residential building comprising 106 rooms, complemented by a dedicated commercial area to support daily lifestyle needs.



**TOWER 2**

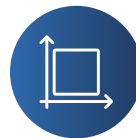
Tower 2 is a four-level residential building offering 100 thoughtfully designed rooms, ideal for modern living.

## FLEXIBLE OPTION

Daily stay / monthly stay



*\*Illustration for reference only.*



19.5 m<sup>2</sup>  
*\*inc. balcony area*



Fully Air  
Conditioned Room



Single Bed  
Queen Size



Private Bathroom



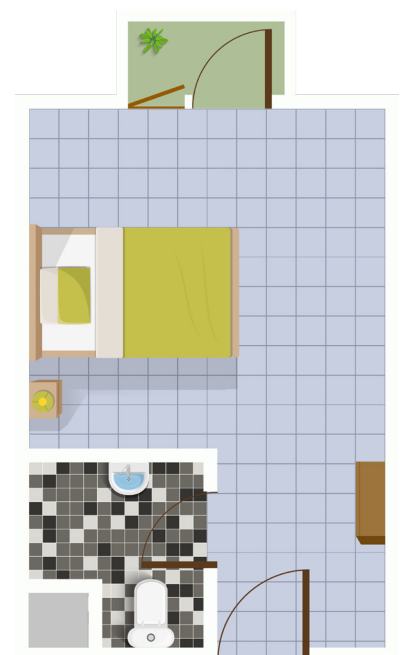
Wardrobe



Tower 1 Floor Plan



Tower 2 Floor Plan



Bedroom Plan

## LOCATION



Strategically located and thoughtfully planned, this residential complex offers comfortable, efficient, and functional living spaces that enhance productivity, well-being, and quality life.

## LOCATION ADVANTAGES



Close proximity  
to industrial  
clusters



Accessible  
transportation  
routes



Near supporting  
facilities and  
public services

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# Meeting, Incentives, Conference & Exhibitions



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# NUSANTARA BALLROOM

By **integrating event venues** into the **industrial ecosystem**, KITB offers a seamless environment where business operations, networking, and collaboration take place in one strategic location.



## BALLROOM CAPACITY

| LEVEL     | VENUE              | DIMENSION (m <sup>2</sup> ) | AREA (m <sup>2</sup> ) | BOARD | THEATRE | CLASS | U-SHAPE | BANQUET | HALF-ROUND |
|-----------|--------------------|-----------------------------|------------------------|-------|---------|-------|---------|---------|------------|
| 2ND FLOOR | NUSANTARA BALLROOM | 30x18                       | 536                    | 150   | 300     | 150   | 150     | 150     | 150        |
|           | NUSANTARA 1        | 20x18                       | 357                    | 100   | 200     | 100   | 100     | 100     | 100        |
|           | NUSANTARA 2        | 10x18                       | 180                    | 50    | 100     | 50    | 50      | 50      | 50         |



## MEETING ROOM 1

- 5<sup>th</sup> Floor
- Room capacity for 10 pax



## MEETING ROOM 2

- 5<sup>th</sup> Floor
- Room capacity for 10 pax



## MEETING ROOM 3

- 3<sup>th</sup> Floor
- Room capacity for 30 pax

## FACILITIES



*Flexible Booking Hours*



*Infocus + Screen*



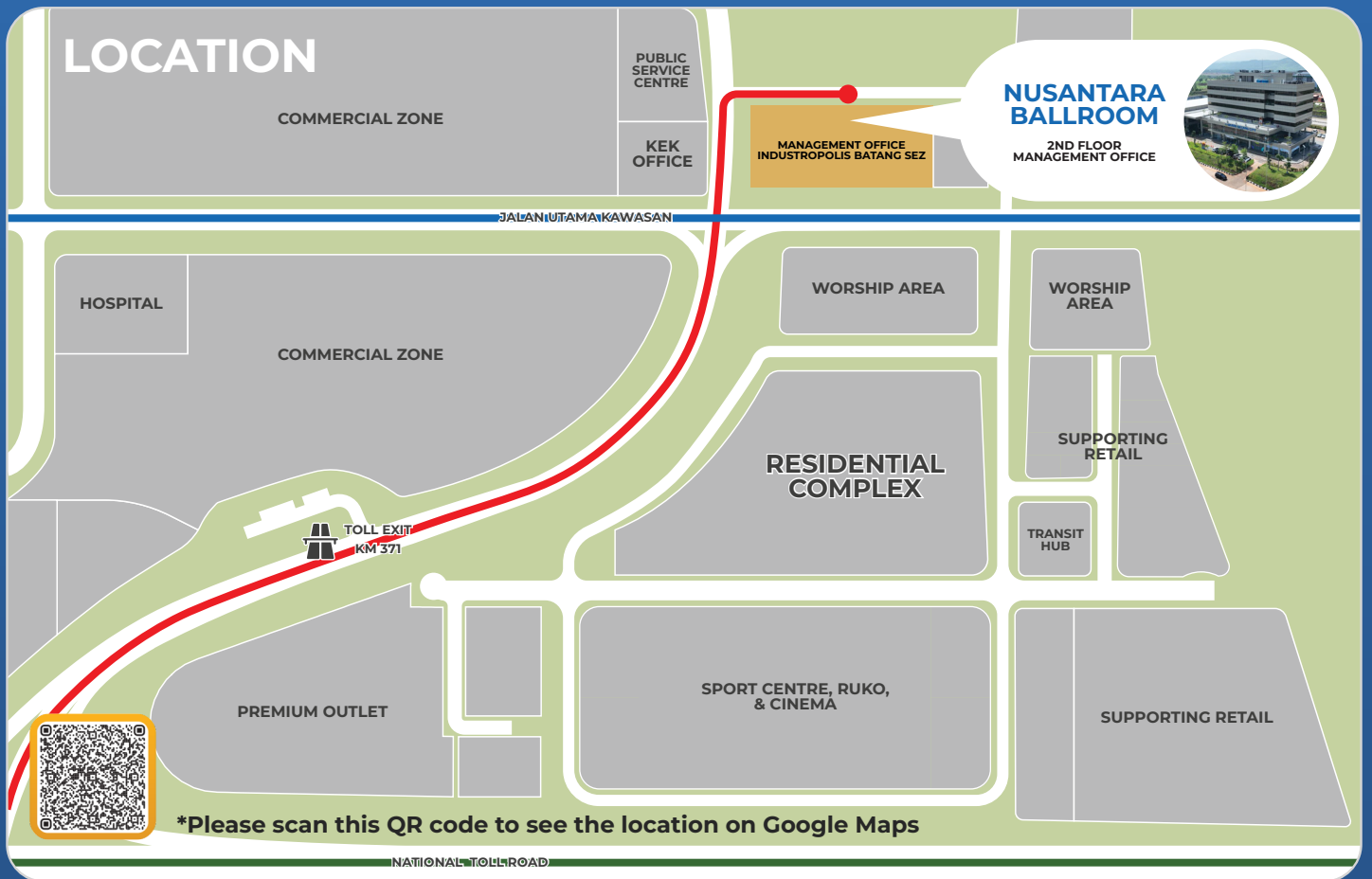
*Air Conditioned Room*



*Free Wifi*



*Complimentary Mineral Water*



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