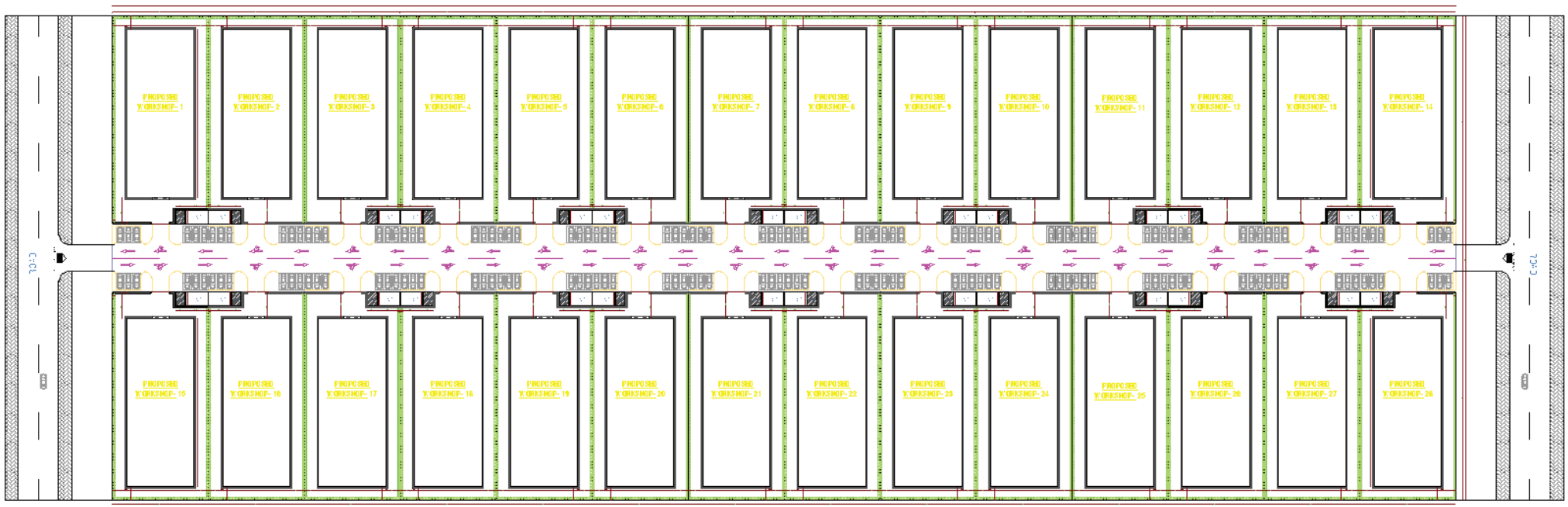
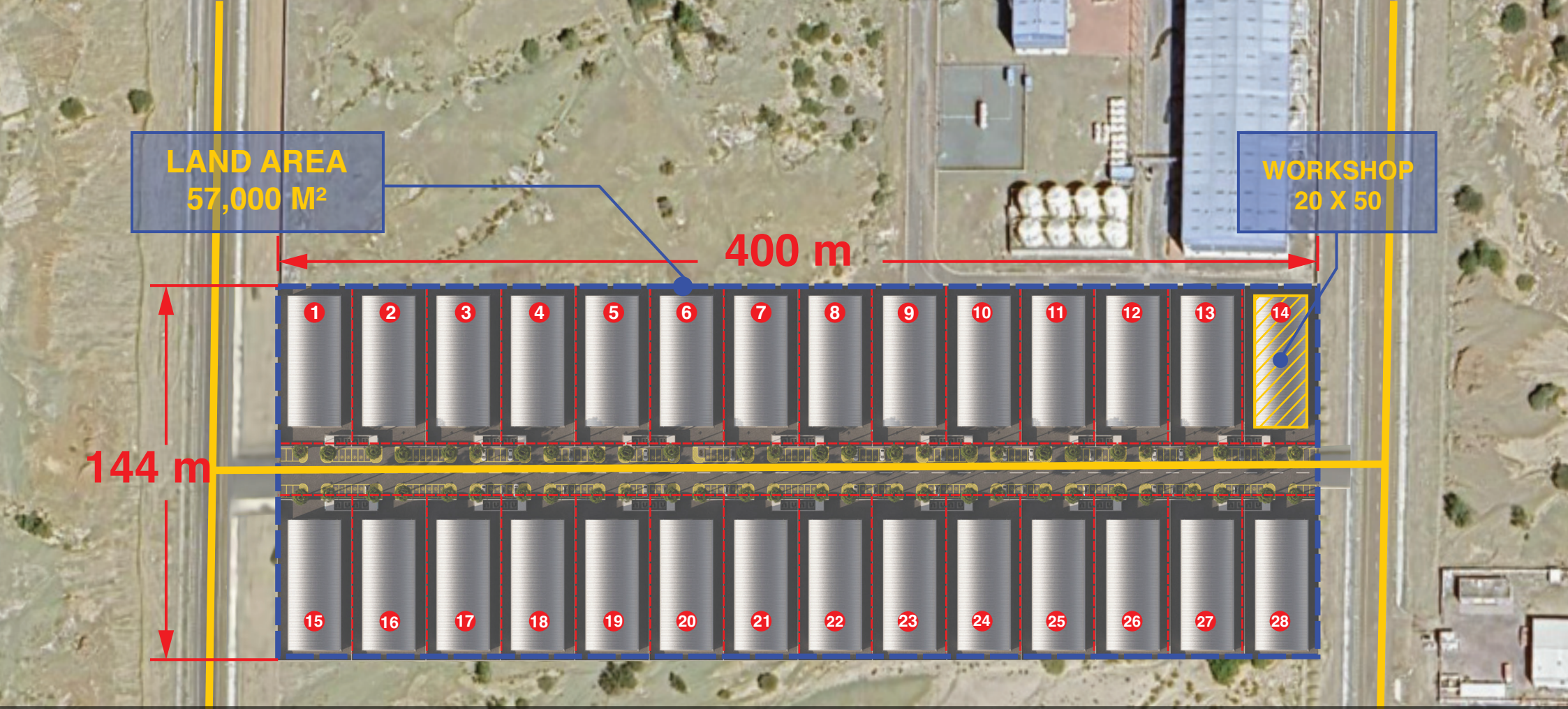


PROPOSED AREA STATEMENT	
TOTAL PLOT AREA : 57600 M²	
GROUND FLOOR WORK SHOP AREA	28000 M^2
FIRST FLOOR WORKSHOP AREA	1148 M^2
GUARD ROOM	313.6 M^2
TOTAL BUILT-UP AREA	29461.6 M^2

RASA
INVESTMENT



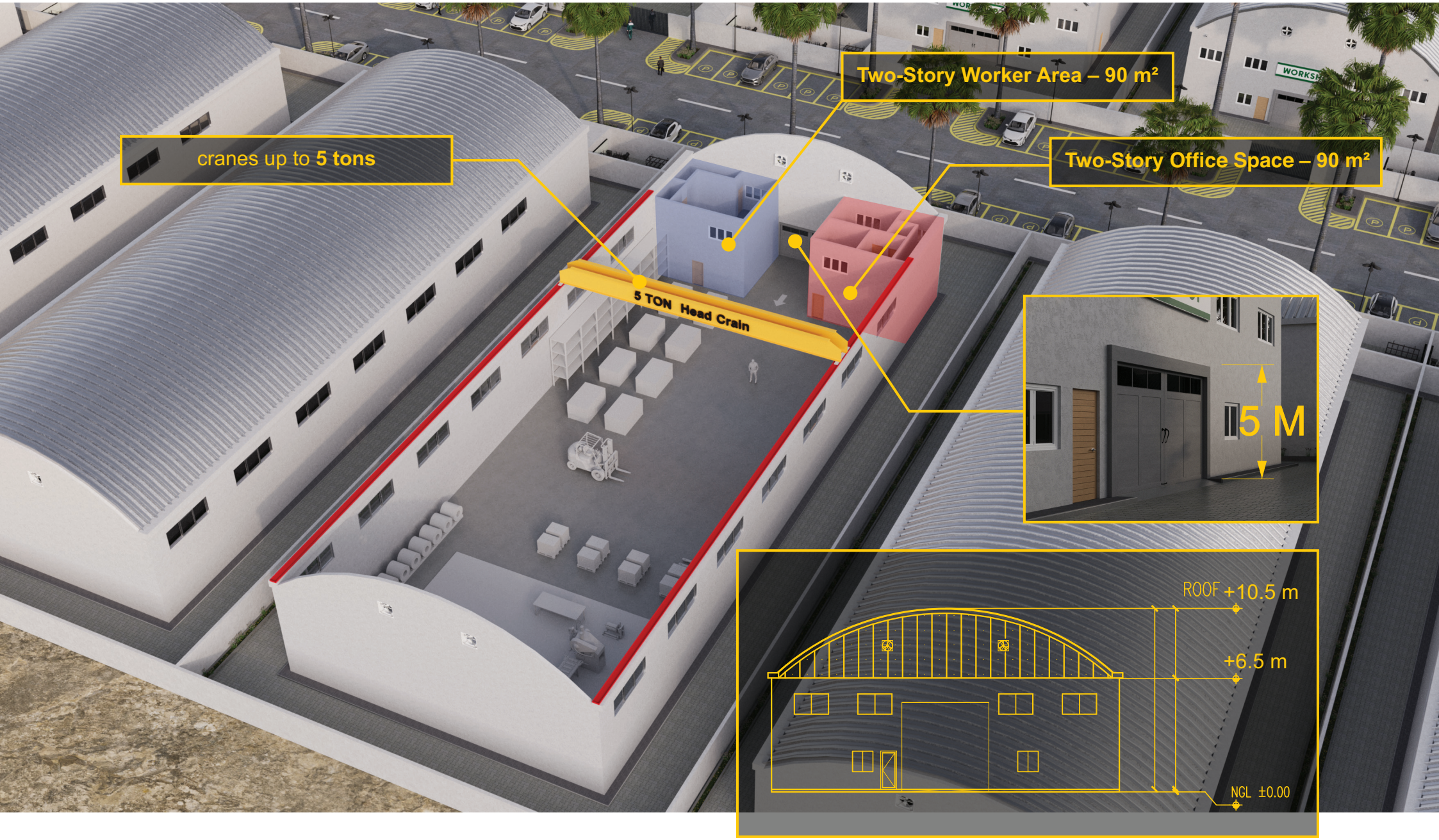
Project Overview at a Glance

The complex includes **28 independent industrial workshops**, each with an approximate area of **1,760 m²** and standard industrial design, suitable for a wide range of manufacturing, assembly, warehousing, and logistics activities.

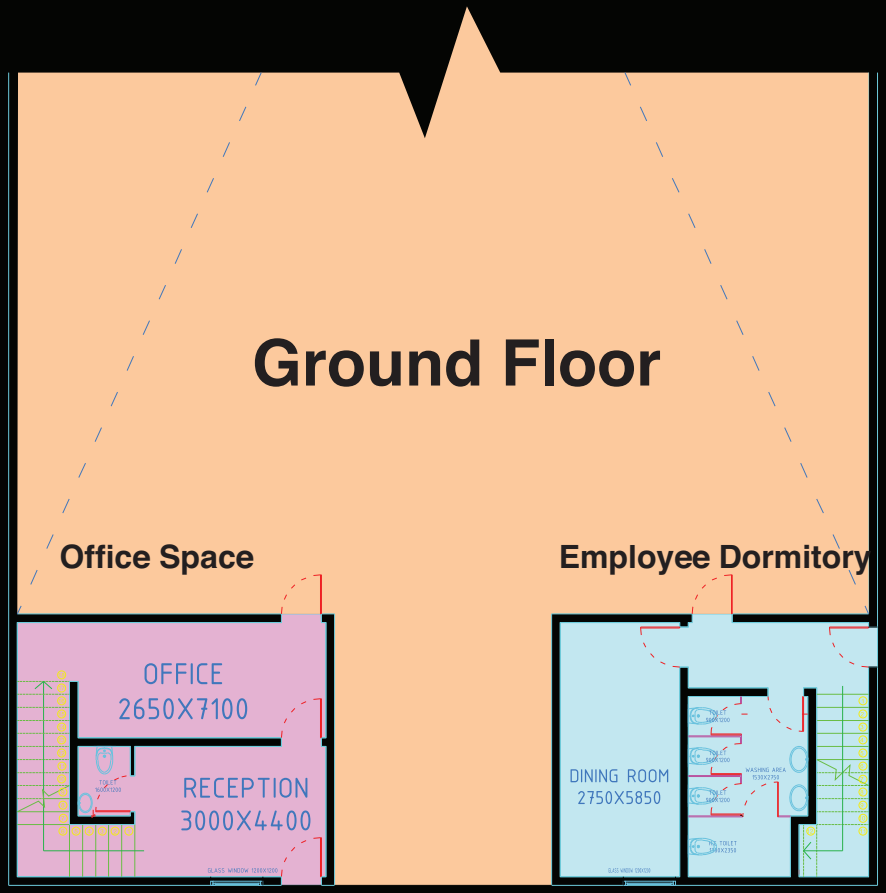
Key Site Specifications:

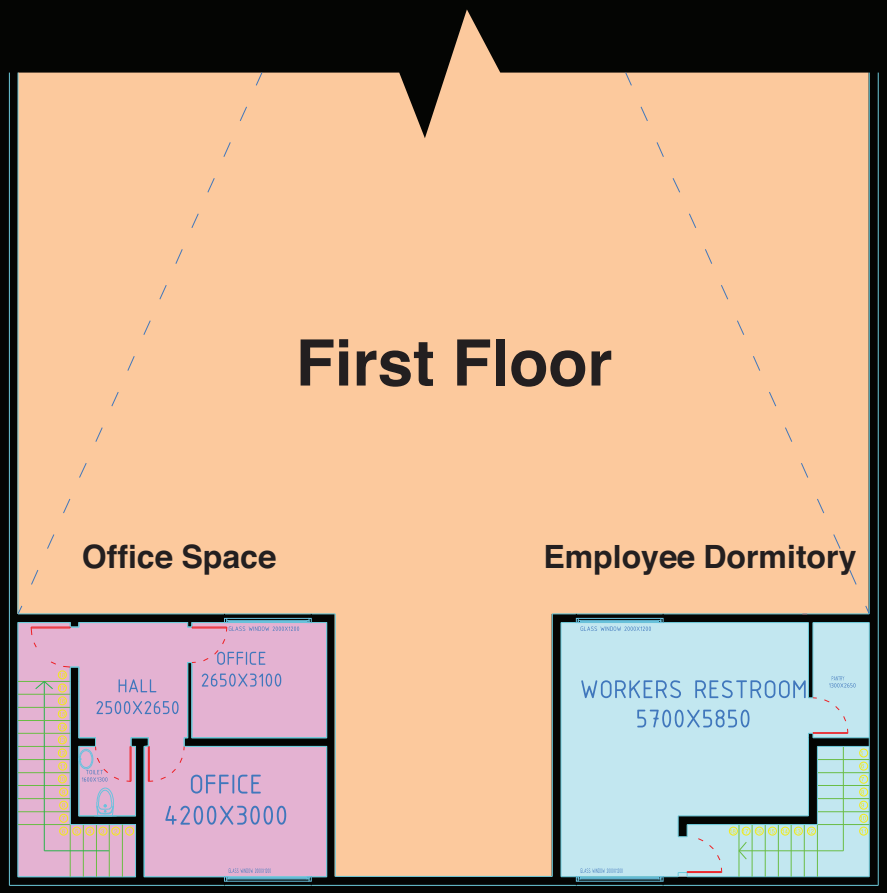
-Land area: approximately **57,000 m²**
-Land dimensions: approximately **400 × 144 meters**
-Number of units: **28 independent units**
-Traffic and access: designed for **industrial vehicles and trucks**
Shared infrastructure: **engineered layout** for fast, safe, and expandable operations

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- **Two-Story Office Space – 90 m²**

Space for **management, finance, operations control, meetings, support, and archiving**

Suitable for a **corporate structure**, not just a small workshop office

Two-Story Worker Area – 90 m²

- **Two-Story Worker Area – 90 m²**

Designed for **employee comfort** and **industrial operational standards**

Space for **restrooms, break areas, changing rooms, and necessary facilities**

- **Dedicated Security Room – 12 m²**

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- For **entry/exit control, security, and site management** at the unit level
- **Independent Electrical Room + Pump Room**
- Proper **technical separation**, standardized
- **Safety and Firefighting Systems**
- Complete **fire alarm system** in accordance with industrial estate safety requirements
- Provisions for **faster operational coordination**

- **Complete Electricity and Lighting**
- **Industrial hall and office lighting**
- Full **main electrical installations** according to industrial usage needs
- **Dedicated Parking and Yard**
- **reserved parking spaces per unit** within common areas
- **Traffic layout** designed for operational order and quick access

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Infrastructure and Access – Designed for “Performance,” Not Just Aesthetics

In industrial projects, the real value of a complex becomes evident when **businesses start operating**—when trucks arrive, raw materials are unloaded, loading is done, and daily traffic is established.

For this reason, the infrastructure in this project is fully **engineered and operational:**

8-meter service road in front of the units for smooth and safe traffic.

Two entry and exit routes to prevent traffic bottlenecks.

Appropriate access routes for heavy vehicles.

Professional landscaping with an industrial focus, not just decorative.

Compliance with **emergency access and safety requirements.**

