

Seize the chance to create your future-ready facility.

Prime location

Easy access to LEKAS and PLUS highways.



Business expansion

Move from rental to ownership with full design control.

Ready to build

15 freehold plots for offices, showrooms or retails.



Industrial ecosystem

Surrounded by established companies for networking opportunities.



total land area
18.7 acres

existing industrial park

RB Land Sdn Bhd 199301027399 (282137-P)
PT 10786 Seremban 2, 70300 Seremban, Negeri Sembilan.
Mon - Sat: 9am - 5pm. | Sun & P.H: 10am - 5pm.

IJM LAND

1800 222 456 Seremban 2 by IJM Land seremban2byijmland seremban2.ijmland.com

enterprise-ready
Own the land.
Build your future.



BYO

Build-Your-Own Vision for ambitious enterprises

Your vision. Your way.

Create a facility that perfectly fits your business, from warehouse or logistics hub to mixed-use space or smart automated facility.

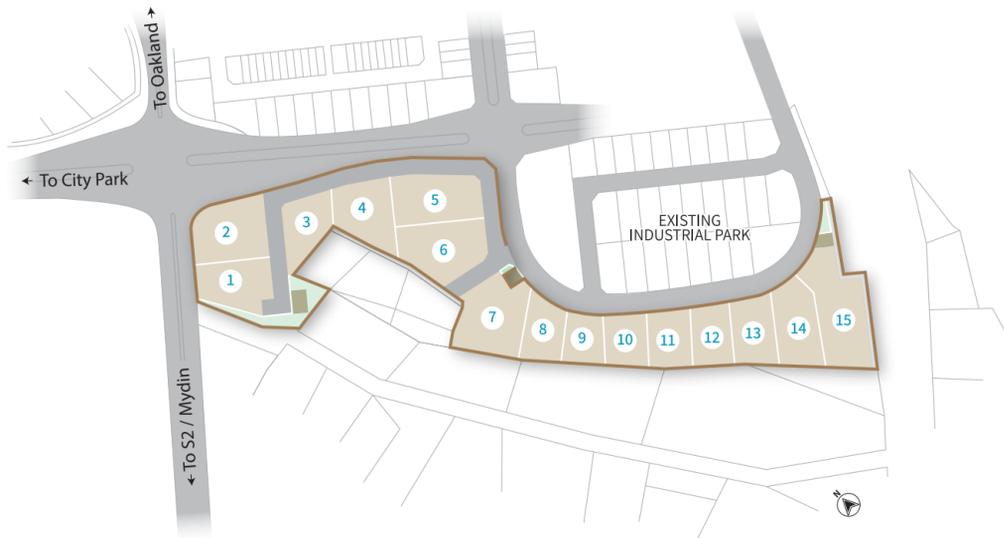
Develop a purpose-built, state-of-the-art facility in Seremban 2, located within the Malaysia Vision Valley and the thriving Seremban–Nilai–Enstek business corridor.

Modern. Connected. Step into a dynamic, resilient industrial ecosystem designed for expansion, innovation and long-term value.

Lot	Lot area		
	acre	sf	sqm
1	1.24	54,024	5,019
2	1.60	69,804	6,485
3	1.00	43,583	4,049
4	1.34	58,416	5,427
5	1.52	66,220	6,152
6	1.62	70,579	6,557
7	1.76	76,758	7,131
8	0.92	39,891	3,706
9	0.73	31,861	2,960
10	0.84	36,629	3,403
11	0.92	40,160	3,731
12	0.90	39,331	3,654
13	1.07	46,758	4,344
14	1.31	57,070	5,302
15	1.93	84,013	7,805

Own • Build • Thrive

site map



Your next-generation commercial lot address

All within a well-connected and fast-expanding township, offering seamless accessibility.

RETAIL MALLS

AEON Mall
Mydin Mall
Lotus's Supermarket
NSK Trade City
Seremban Gateway
Palm Mall

COMMERCIAL HUB

S2 Uptown Avenue
S2 Centrio
S2 Biz Avenue
S2 One Avenue
Nexus
The Plazo
Oakland Square
Kepayang Square

EDUCATION CENTRE

Primary and Secondary Schools
R.E.A.L. Kids
Zenith International School

RECREATIONAL

Sport Complex
S2 Club
30-acre Hill Park
15-acre City Park
12-acre S2 Lake Park
3-acre Kidz Venture Park
Pet Zone
Kepayang Hill

HEALTHCARE CENTRE

Columbia Asia Hospital
SEHAT Healthcare Centre
Klinik Kesihatan S2
KPJ Seremban Specialist Hospital

FINANCIAL INSTITUTIONS

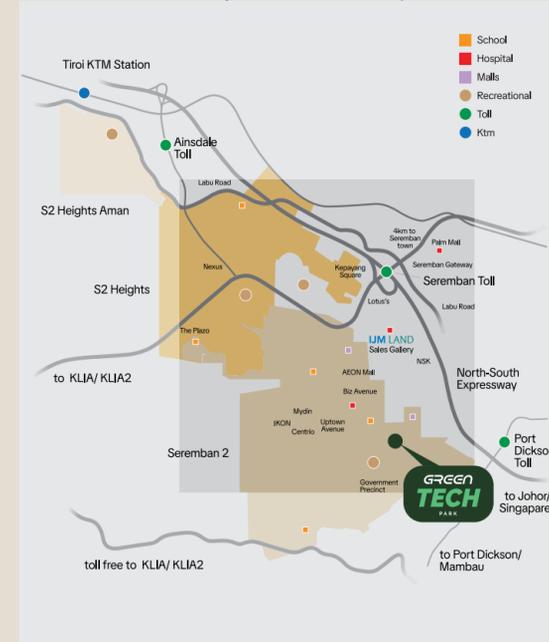
Maybank
CIMB Bank
Hong Leong Bank
Bank Rakyat
RHB Bank
Affin Bank
BSN

GOVERNMENT PRECINCT

District Police Headquarters
State Fire & Rescue HQ
State Court Complex
District Admin Complex

Connectivity

to / from	distance (km)
Logistic hub	
Kuala Lumpur International Airport (KLIA)	44
Kuala Lumpur City Center (KLCC)	70
Port Klang	95
Major highway	
Nilai - Labu - Enstek Expressway	2
North - South Expressway	4
KTM rail	6
Seremban - Port Dickson Highway	7
Seremban - Bukit Nenas Highway	9
By rail	
KTM Rail Station	6



GREEN TECH PARK