

TOK BALI INDUSTRIAL PARK (TBIP)

PASIR PUTEH, KELANTAN



The New Investment Destination in Kelantan

STRATEGICALLY LOCATED



**50 km to Sultan Ismail
Petra Airport**



**8 km to Tok Bali
Supply Base**



**Proximity to
ECRL Station**



**Access to
Major Highways
CSR & LPT3 (Future)**



FOCUS AREAS

Construction and
Building Materials

Metal Fabrication

Edible Oil Industry

Marine Industry

SPURRING ECONOMIC GROWTH IN KELANTAN

The Tok Bali Industrial Park (TBIP) is set to be the new investment destination for local and foreign investors seeking growth in general manufacturing and the downstream processing of agricultural products with convenient access to markets in Southern Thailand and the Greater Mekong Region. With an area of approximately 81 hectares of land, TBIP will be an infrastructure-ready industrial park that will allow investors to immediately commence their development plans.

It is located within the proximity of the Central Spine Road (CSR), the future East Coast Expressway Phase 3 (LPT3), the East Coast Rail Link (ECRL) and the Tok Bali Supply Base. The Sultan Ismail Petra Airport, that is located within a 50 km radius, is set to become a regional airport upon the completion of its expansion. This allows easy accessibility and mobility to and from TBIP.

The presence of the Tok Bali Integrated Fisheries Park (TBIFP) and the Tok Bali Supply Base further strengthens TBIP's position as a hub for value-added manufacturing, as well as midstream and downstream activities.

TBIP INDUSTRIAL PARK CONNECTIVITY



TBIP INDUSTRIAL PARK LAYOUT



COMPONENT	PHASE 1A (ha)	PHASE 1B (ha)	PHASE 2 (ha)	TOTAL (ha)
Industrial	19.580	7.452	26.858	53.890
Commercial	1.230	0	0	1.230
Infrastructure	17.458	2.277	6.634	26.369
Total Sum	38.268	9.729	33.492	81.489

LEGEND

INDUSTRY

- INDUSTRIAL LOTS
- INDUSTRIAL DETACHED
- INDUSTRIAL SEMI-DETACHED
- INDUSTRIAL TERRACE

BUSINESS

- PETROL STATION
- SHOP OFFICE (22' x 80')

INFRASTRUCTURE AND UTILITIES

- PMU TRANSMISSION MAIN INTAKE
- PPU MAIN DIVIDER SUBSTATION
- PE ELECTRICAL SUBSTATIONS
- TA WATER TANK
WATER SUPPLY CAPACITY:
4.1 MILLION LITRE PER DAY (MLD)
- STP SEWAGE TREATMENT PLANT
CAPACITY: 6,000 PE
- OPEN SPACE
- KTA WATER RESERVOIR POOL
- DRAINAGE RESERVE (6 m - 10 m)
- ROAD RESERVE

AVAILABLE INCENTIVES FOR MANUFACTURERS

1



PIONEER STATUS

Income tax exemption ranging from 70% to 100% for a period of 5 or 10 years

2



REINVESTMENT ALLOWANCE

60% on qualifying capital expenditure for 15 consecutive years

3



INVESTMENT TAX ALLOWANCE

60% or 100% on qualifying capital expenditure for 5 years

4



IMPORT DUTY EXEMPTION

For raw materials, components, machinery and equipment

GET IN TOUCH
WITH US FOR
EXCITING
INVESTMENT
OPPORTUNITIES
IN ECER MALAYSIA



e-Flyers
Tok Bali Industrial Park



**EAST
COAST
ECONOMIC
REGION**
MALAYSIA

EAST COAST ECONOMIC REGION DEVELOPMENT COUNCIL (ECERDC)

Putrajaya Office
Level 3, Menara PJH
No.2, Jalan Tun Abdul Razak
Precinct 2, 62100 Putrajaya, Malaysia

TEL +603 8885 0000

FAX +603 8885 0020

EMAIL imsecretariat@ecerdc.com.my

LINKEDIN [ecerdc](#)

INSTAGRAM [ecerdcofficial](#)

FACEBOOK [ecerdcofficial](#)