MJL BANGLADESH PLC.

# MJLBPLC WAREHOUSE

Modern warehousing.
Sustainability in focus.




ARCHITECTURAL VIEWS

**Sea Beach road, Kathgor, South Patenga, Chattogram**

Sustainability | Resource Conservation | Efficient Storage planning

**EXPLORE THE BROCHURE**

**ARRANGE A VISIT**

# Industrial expertise.
# A partner for your growth.

MJL Bangladesh PLC. offers state-of-the-art green warehousing facilities to local and international entrepreneurs, ensuring efficient product movement through an environmentally friendly, automated system.

## Aerial Night View of Modern Warehouse Complex



# The scale to move forward.

**87,500**

sq. ft. approximate total floor space

**06**

warehouse units

**60 ft**

warehouse height; 43 ft at edge

**30 ft**

internal road width

## 67,500 + 20,000 sq. ft.

Five warehouses provide approximately 67,500 sq. ft.; the sixth adds 20,000 sq. ft. Sea Beach road, Kathgor, South Patenga, Chattogram.

## Operational essentials

60-ft warehouse height (43 ft at edge). Dedicated administrative building. Four watchtowers, CCTV and 24/7 security. Adequate street lights plus boundary lighting. Fire doors / roller shutters. Loading docks and ramps.

Plan around your operation. VNA / forklift movement, rack height may vary depending on roof height of respective warehouses and 6 to 7 racks run per unit are the updated brief. Final rack positions, floor loads and fire clearances require engineering coordination.

03 / SUSTAINABILITY AND MODERN FACILITIES

# Resource-conscious by design.

Renewable energy, water stewardship and practical operating support.

**01**

### Rooftop solar

Arrays illustrated on warehouse rooftops. Final capacity and metering to be agreed.

**02**

### Power continuity

Two 330 kVA generators and a 630 kVA substation. Load allocation and changeover to be agreed.

**03**

### Rainwater harvesting

Planned collection and reuse, with storage and suitable applications agreed before occupancy.

**04**

### Water supply & treatment

Deep tube-well supply and RO drinking-water treatment identified in the project brief.

**05**

### Drainage

Surface-water drainage to support accessible yards and orderly site operations.

**06**

### Fire protection

Fire doors / roller shutters. Detection and firefighting scope.

**07**

### Boundary & security

Continuous boundary with barbed-wire ring, four watchtowers and CCTV at key locations.

**08**

### Street & boundary lighting

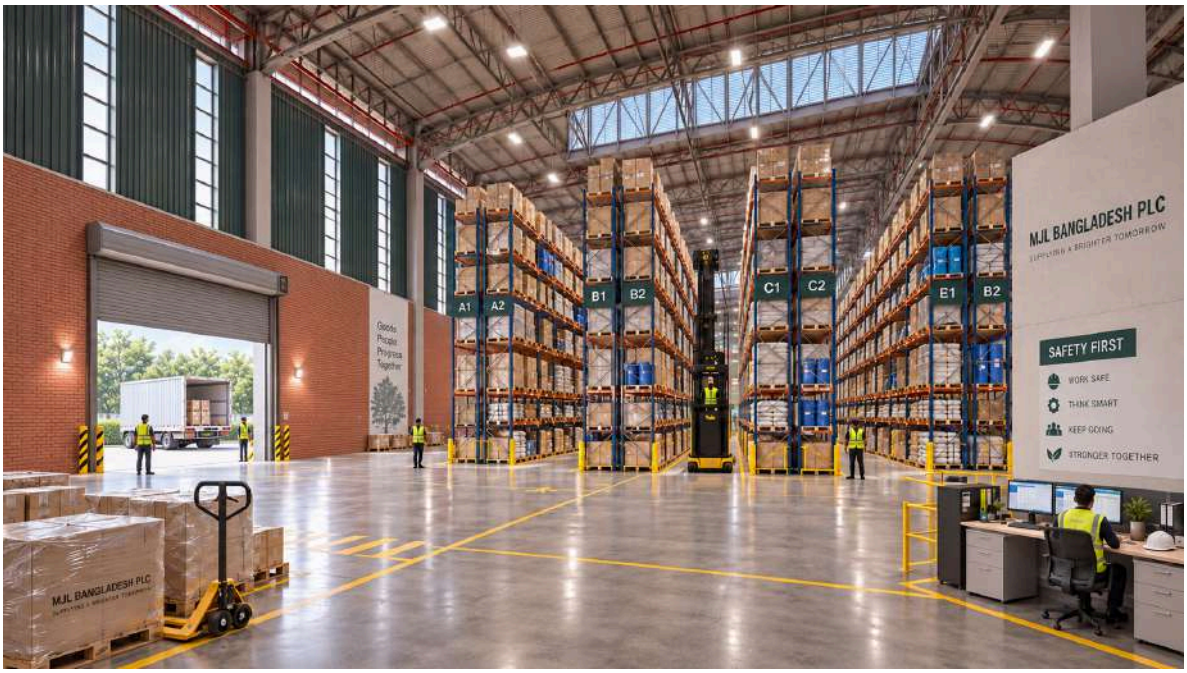
Adequate street-light fittings, plus boundary lighting. Final positions and illumination design to be agreed.

Ratings and quantities follow the updated client brief. Installed scope, commissioning records and performance must be confirmed in the lease technical schedule. The installed generator capacity is designed to maintain continuous power supply and support uninterrupted operations during power failures.

04 / INTERIOR CONCEPT

# See the complete arrangement.

An illustrative view of stocked racks, movement routes and operating support.




## Storage built around your workflow

| | |
|---|---|
| Storage | 6 to 7 racks run per unit. Rack height may vary depending on roof height 48 to 60 ft. |
| Movement | VNA / forklift passages and receiving / dispatch areas. |
| People | Yellow route markings and protected operator station. |

Interior rendering is illustrative. Final rack clearances and capacity require approval.

# A clearer view of daily activity.




01 | Along the aisle

Stocked shelves, a forklift passage and a guarded operator desk.



02 | Wide operational view

Loading, storage and protected operator zone.



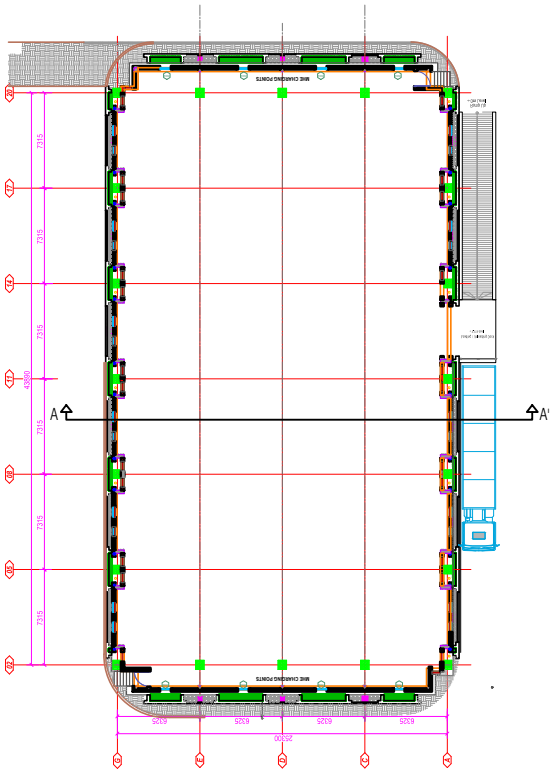
03 | Opposite-side perspective

Rack runs, VNA movement and marked safety routes.

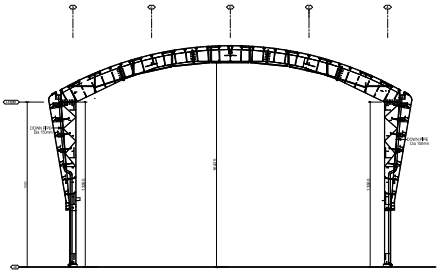
06 / WAREHOUSE 01 / 03 / 04 / 05

# Plan the flow. Shape the storage.

Prototype layout and typical section from the supplied drawing.




WAREHOUSE 01 FURNITURE LAYOUT
PROTOTYPE



WAREHOUSE 01 TYPICAL SECTION AA'
PROTOTYPE

## A basis for efficient storage planning

The drawing identifies a loading/unloading dock, ramp access and MHE charging points. Use the layout to coordinate receiving, put-away, storage and dispatch around your operating needs.

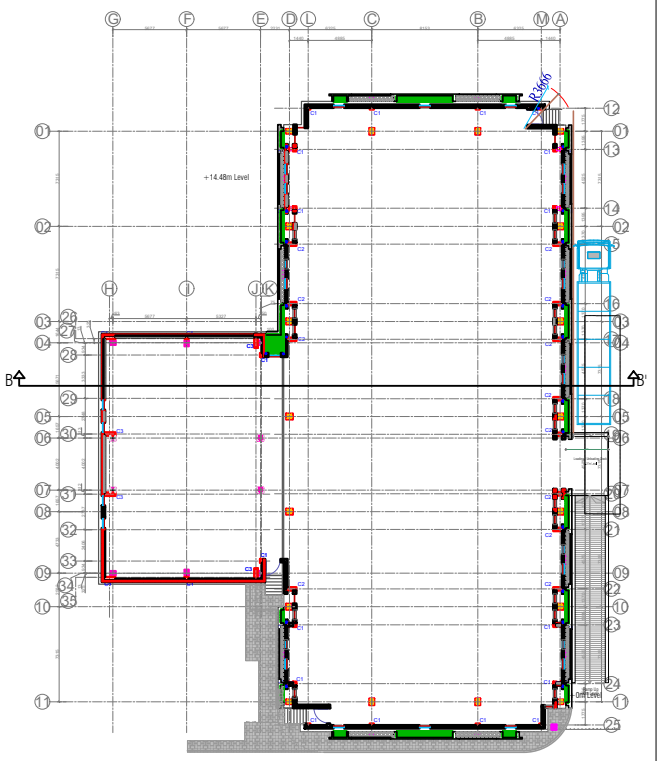
MHE: material-handling equipment.

Tenant-specific racking Rack positions, aisle widths, pallet capacity and handling-equipment requirements can be developed against the approved structure and fire strategy. The supplied sheet is a layout reference, not a completed rack design.

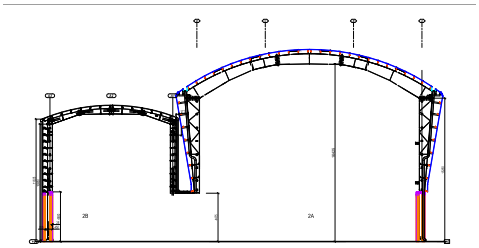
07 / WAREHOUSE 02

# Explore a different footprint.

Layout and typical section reproduced from the supplied drawing.




WAREHOUSE 02 FURNITURE LAYOUT



WAREHOUSE 02 TYPICAL SECTION BB'

## Match the space to your inventory

Review the main floor, adjoining area, dock and ramp with your operations team. Agree storage zones, circulation and support-space requirements before finalising the fit-out.

### Specification notes

Updated brief: 60-ft warehouse height, 43-ft edge and 48-ft racks. Drawing dimensions are retained as supplied and differ from this brief; reconcile them before fit-out. The floor surface load-bearing capacity of each of the five warehouses is 5,500 tons. The sixth warehouse (20,000 ft$^2$) is available, with floor load capacity to be confirmed from the engineering drawings.

08 / LEASING OPTIONS

# Choose the space.
# Make it work for you.

| | |
|---|---|
| Complete complex | Explore a consolidated operating base for larger storage and distribution needs. |
| Individual warehouse | Discuss a dedicated unit suited to your inventory and operating model. |
| Rack-storage space | Discuss space within a warehouse, with racking and service scope agreed separately. |

## Modern space for diverse business needs

| | |
|---|---|
| Manufacturing | Raw materials, finished goods and industrial inventory. |
| Import & export | Trade goods, inventory holding and distribution. |
| FMCG & wholesale | Consumer goods, bulk storage and regional distribution. |
| Automotive & engineering | Parts, accessories, machinery and project equipment. |
| Logistics & 3PL | Warehousing, consolidation and distribution. |
| Other commercial uses | Subject to suitability and permitted use. |

Availability, permitted goods and any specialised storage requirements are agreed before leasing.

# Clear terms.
# A confident start.

A concise leasing framework for discussion. Final terms will be recorded in the signed agreement and remain subject to applicable Bangladesh law.

| | |
|---|---|
| Space & tenure | Identify the leased area, access rights, commencement date, lease period, renewal and any break option in writing. |
| Rent & deposit | Agree rent, payment dates, escalation and security deposit before handover; document deposit adjustment and refund terms. |
| Utilities & charges | Specify utility metering, generator charges and common-service costs. VAT, taxes and statutory deductions apply as required by law. |
| Permitted use | Use the premises only for approved goods and activities. Hazardous or specialised storage requires prior written approval and relevant permissions. |
| Fit-out & loading | Obtain written approval for racks and alterations. Keep within certified loads and maintain clear aisles, exits and firefighting access. |
| Care & maintenance | Define MJLBPLC's structural/common-area duties and the tenant's housekeeping, equipment and damage-repair responsibilities at handover. |
| Insurance & liability | Agree building insurance arrangements. The tenant maintains appropriate cover for stock, equipment and operational liability; responsibilities are defined in the lease. |
| Access & transfer | Agree operating hours and inspection arrangements, with emergency access preserved. Subletting or assignment requires prior written consent. |
| Exit & dispute resolution | Record notice periods, default remedies, reinstatement, handback condition and deposit settlement, plus a dispute-resolution process. |

# Clear information. Better planning.

| | |
|---|---|
| Geometry & loading | 60-ft height, 43-ft edge and rack height may vary depending on roof height of respective warehouses: check section-by-section clearance, sprinklers and structural loads. Floor load need to be confirmed from engineering drawing and testing. |
| Electrical supply | 2 x 330 kVA generators; 630 kVA substation. Confirm load allocation, protection, changeover, earthing and commissioning. |
| Water & drainage | Confirm tube-well yield, RO capacity, rainwater storage/ reuse and rainwater arrangements. |
| Security & access | Four watchtowers; adequate street lights plus boundary lighting; CCTV; barbed-wire boundary. Dock doors, unit allocation to be confirmed. |
| Tenant schedule | Agree handover condition, fit-out, operating hours, rent, deposit, utilities, taxes and service responsibilities. |

## Your next steps

| | |
|---|---|
| 01 Share your needs | Space, goods, pallet profile, equipment and start date. |
| 02 View the facility | Review the unit, docks, routes and utilities. |
| 03 Agree the package | Confirm technical details and commercial terms. |

# A distinctive welcome.

Your supplied entrance design, integrated into the proposed secure compound.



ENTRANCE DESIGN | ARCHITECTURAL VIEWS

## Sustainability with a measurable basis

| | |
|---|---|
| Renewable electricity | Rooftop solar is illustrated on warehouses. Confirm capacity and meter generation, on-site use and exports separately. |
| Water stewardship | Rainwater collection and reuse are planned. Agree storage, suitable reuse applications and metering before reporting savings. |
| Efficient operations | Coordinate rack layouts, forklift routes and pedestrian zones. Specify lighting controls, submetering and maintenance in the tenant schedule. |

Proposed monitoring: monthly grid and solar meter readings, generator fuel logs and water-use records.

# Make sustainability measurable.

Illustrative design scenario from the supplied reference brochure.

| | |
|---|---|
| Scenario capacity | 1,000 kWp (1.0 MWp), a reference design assumption, not confirmed installed capacity. |
| Annual yield | 1,280 kWh/kWp/year, assumed in the reference. |
| Generation | 1,000 x 1,280 = 1,280,000 kWh/year (1,280 MWh/year). |
| Emission factor | 0.67 kgCO2e/kWh, reference assumption; not independently verified for the reporting year. |
| Grid comparison | 1,280,000 x 0.67 / 1,000 = 857.6 tCO2e/year, if all output replaces grid electricity. |

## A scenario, not an operating claim

The reference rounds this result to 860 tonnes. The exact result is 857.6 tonnes under its assumptions. At 80% on-site grid displacement, the comparison is 686.08 tCO2e/year. These are not verified savings or carbon credits.

## Operational accounting

Grid: imported kWh x applicable kgCO2e/kWh / 1,000. Generator: litres consumed x applicable kgCO2e/litre / 1,000. Add other relevant sources for a complete inventory. Report solar comparisons separately; do not deduct them again from actual grid-import emissions.

Confirm installed PV kWp, annual generation, self-use, exports, fuel logs, reporting-year factors and renewable-attribute ownership.

Method: GHG Protocol Scope 2 Guidance, sections 6.7 and 6.9 (ghgprotocol.org/scope-2-guidance). Numerical scenario: supplied reference brochure.

# Space that fits your workflow.

Updated client specifications take precedence over the reference brochure.

| | |
|---|---|
| Warehouse grouping | Drawing on page 7: Warehouse 01 / 03 / 04 / 05. Warehouse 02 layout remains on page 8. |
| Height | Warehouse: 60 ft; edge: 40 ft. Rack height: 48 ft. |
| Rack runs | 5 per unit x 6 units = 30 campus rack runs. Rack runs may vary based on final design |
| Handling equipment | VNA / forklift, selected to suit the approved aisle and rack design. |
| Dock doors / unit | Allocation to individual warehouse types remains to be confirmed. |
| Door type | Fire door / roller shutter. Ratings and final door schedule to be agreed. |
| Prototype geometry | Reference drawing: 25.30 x 43.89 m; grid 6.325 x 7.315 m; dock level +1.21 m. Applicable units require verification. |
| Storage planning | Marked pedestrian routes, protected operator cabin, rack-end/column guards, MHE charging and aisle/bay codes for WMS mapping. |
| Tenant options | Selective, narrow-aisle, double-deep or VNA configurations may be evaluated. Rack levels, pallet positions and aisle widths depend on the approved design. |

The 48-ft rack height exceeds the 40-ft roof edge. Locate racks only where usable clearance, structure and fire design permit. Source drawings show different heights and must be reconciled. Pallet capacity and floor loading are not certified by this brochure.

# A considered operating environment.

| | |
|---|---|
| Perimeter | Approximately square boundary concept, with barbed-wire ring. Final geometry follows the surveyed site. |
| Watchtowers | 04 nos. in the client brief, illustrated around the perimeter. |
| Lighting | Adequate street lights plus boundary lighting. Final pole positions, lux levels and boundary fitting quantities require confirmation. |
| Surveillance | CCTV at gate, perimeter and operating areas. Reference options: 4 MP IP cameras, IR and 30-day recording; final coverage and equipment to be agreed. |
| Controlled entry | Gatehouse and visitor log. Boom barrier, ANPR readiness, card access and weighbridge provision are reference options, subject to agreement. |
| Substation | 630 kVA, beside the main gate on the right when entering, in front of the office building; shown in a separate locked enclosure. |
| Backup power | 2 x 330 kVA generators. Confirm operating philosophy, fuel autonomy, supported loads and changeover arrangements. |
| Design coordination | Keep equipment access, truck circulation and pedestrian routes distinct. Electrical/fire engineers must approve clearances, fire separation, earthing, drainage and vehicle protection. |

## Reference options for technical discussion

Insulated roof, ridge vents/louvres, LED high-bay lighting, hydrant ring, hose reels, alarms, pump house and reserve tank. Quantities, performance and installed status remain subject to the agreed technical schedule.



ARCHITECTURAL VISUALISATION

# Let's find the right space for your business.

Arrange a site visit. Explore the warehouse, review your storage plan and discuss the operating support your business needs.

**MJLBPLC Warehouse Complex**
Sea Beach Road, Charpara
South Patenga, Kathgor, Chattogram

General MJLBPLC enquiries
Ask to contact the warehouse leasing team.

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**EMAIL A LEASING ENQUIRY** | **MJLBPLC CONTACT PAGE**

Email button opens a prefilled enquiry in your email application. Space and services remain subject to availability and the signed agreement.

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