

# VALDOR II

Penang | Malaysia

Built-to-Lease Two-Storey Facility





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# About Equalbase

We leverage cutting-edge building technology and deep expertise in supply chain real estate to offer sustainable, customer-centric solutions tailored for industrial development and investment, ensuring long-term growth and adaptability. Our commitment to sustainability, reliability, and agility positions us as a leader in creating value and addressing the evolving needs of our stakeholders, contributing to a sustainable future for generations to come.

## Our Mission

Providing world-class sustainable industrial real estate solutions through building sustainable innovation



# Introducing Valdor II

Valdor II is poised to redefine sustainable logistics with its state-of-the-art, complex in Valdor, Penang. With GFA of over 600,000 sqft, this innovative facility sets a new benchmark in

energy efficiency and environmental responsibility. Strategically located just few kilometers from Batu Kawan Industrial Park, Valdor II offers unparalleled connectivity for businesses.

## Sectors

Catering to FMCG, 3PL's, retail, electrical and electronics, semiconductors, and automotive

## People Power

Penang have access to a skilled local workforce, enhancing operational productivity and reducing manpower challenges



## Quality

- Green building certifications LEED Gold and equivalent
- Grade A modern warehouse



## Delivery

Completed in 2025



## Optimized Operational Efficiency

Our state-of-the-art building design is tailored to ensure maximum operational efficiency for our tenants. This includes optimised storage solutions that exceed local standards, ensuring businesses can operate at peak performance



## Smart Warehousing

A third-generation warehouse having IoT devices for real-time monitoring of power and utilities

# Logistical Advantages



## Superior connectivity

Valdor II is conveniently located near expressways AH2 and E28, providing easy access to Butterworth port and Penang International airport.



## Industrial nexus

Valdor II is strategically located in Penang's industrial growth zone, offering excellent infrastructure and a thriving industrial ecosystem, ideal for various industries



## Enhanced security

The complex incorporates advanced security measures, including 24/7 surveillance and controlled access points, ensuring the safety and integrity of stored goods



## Competitive timing

Valdor II offers quick access to industrial parks and transportation hubs, enabling faster deliveries for businesses to meet tight schedules and customer demands efficiently



## Multi-purpose port

The Penang Multipurpose port is a vital global hub, handling diverse cargo with efficient logistics solutions. Its advanced infrastructure ensure seamless international connectivity



## Cost-effective

Valdor II's energy-efficient design and strategic location reduce operational and transportation costs, providing businesses with a cost-effective logistics solution.



Penang International Airport

Butterworth port

23 mins  
27 km

33 mins  
28 km

Penang Second Bridge

Batu Kawan Industrial Park

Valdor II

E28

AH2

EH7

Aerial View





# Valdor II - Specifications

**Gross Floor Area**     625,163 sqft  
**Go Live**                     2025

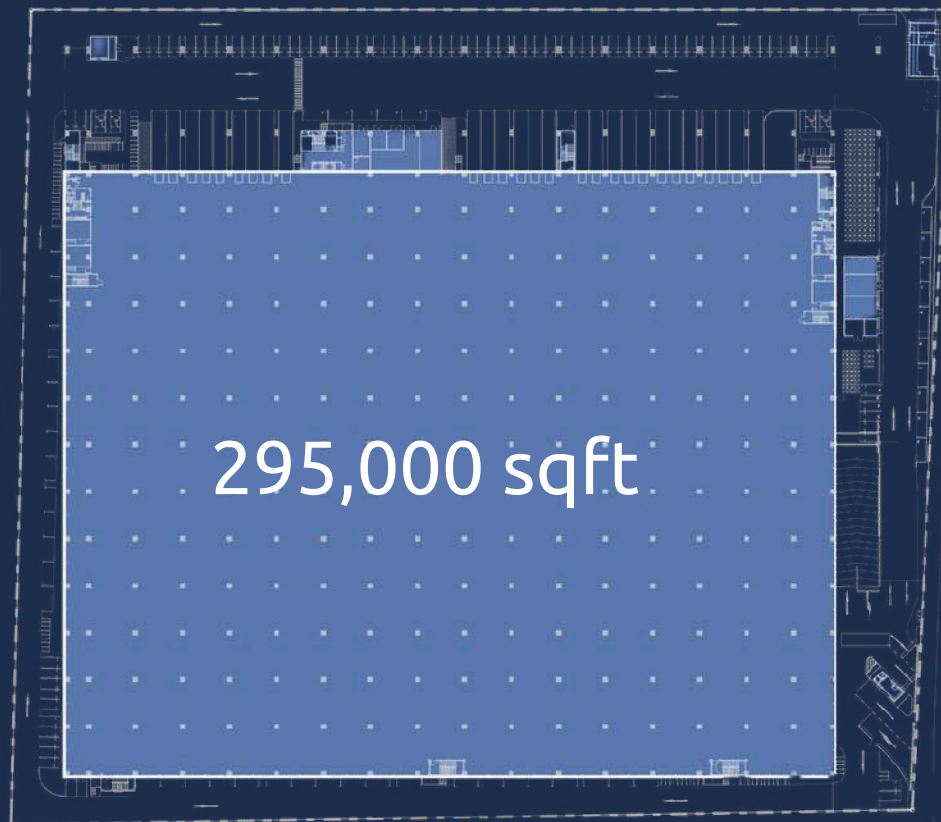
Floor	Leasable areas	Floor loading	Clear height	Loading bays	Column grid
<b>Ground floor</b> (Available)	287,824 sqft	30 kN/sqm	10 m	27	11.4 m X 11.4 m
<b>Ground floor Mezzanine</b> (Available)	10,662 sqft	2.5 kN/sqm	2.6 m	-	-
<b>First floor</b> (Fully occupied)	292,109 sqft	25 kN/sqm	10 m	27	22.8 m X 11.4 m
<b>First floor Mezzanine</b> (Fully occupied)	5,007 sqft	2.5 kN/sqm	2.6 m	-	-

**Power**                             1.5 MW  
 750 KW for each warehouse floor level

# Valdor II

## Floor plans

Ground floor  
(Available)



First floor  
(Occupied)





**Valdor II**





for future generations

For further information, or to arrange a visit, please contact us through

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[sales@equalbase.com](mailto:sales@equalbase.com)