

SENAI II

Senai | Malaysia

Sustainable Industrial Real Estate



Table of Contents

About Equalbase

Introduction

Logistical Advantages

Seamless Connectivity

Location Aerial View

Senai II Features

Development Attributes

Sustainable Features

Building Perspective

Building Specifications

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

Introduction

Senai II would be a tailor-made, cutting-edge facility crafted to cater to all your business requirements. With 1,036,304 sqft gross floor area, this greenfield project is designed to fit your needs perfectly.

Conveniently situated, it is only 5 km away from Senai international airport and just a short 30-minute drive from the Port of Tanjung Pelepas.



Quality

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



Smart Warehousing

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



Optimized Operational Efficiency

Our state-of-the-art building design can be tailored to ensure maximum operational efficiency for our clients. Each built-to-lease building includes optimized storage solutions that exceed local standards, ensuring businesses can operate at peak performance

Logistical Advantages



Superior connectivity

The warehouse is located at 5km from Senai International Airport and offers convenient access to Port of Tanjung Pelepas, which is a 30-minute drive from the site



Streamlined customs

Minimal customs formalities with access to PTP, and Singapore's port and airport



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

With quick access to transportation hubs, Senai II enables faster turnaround times for deliveries, giving businesses a competitive edge in meeting tight schedules and customer demands



Strategic port

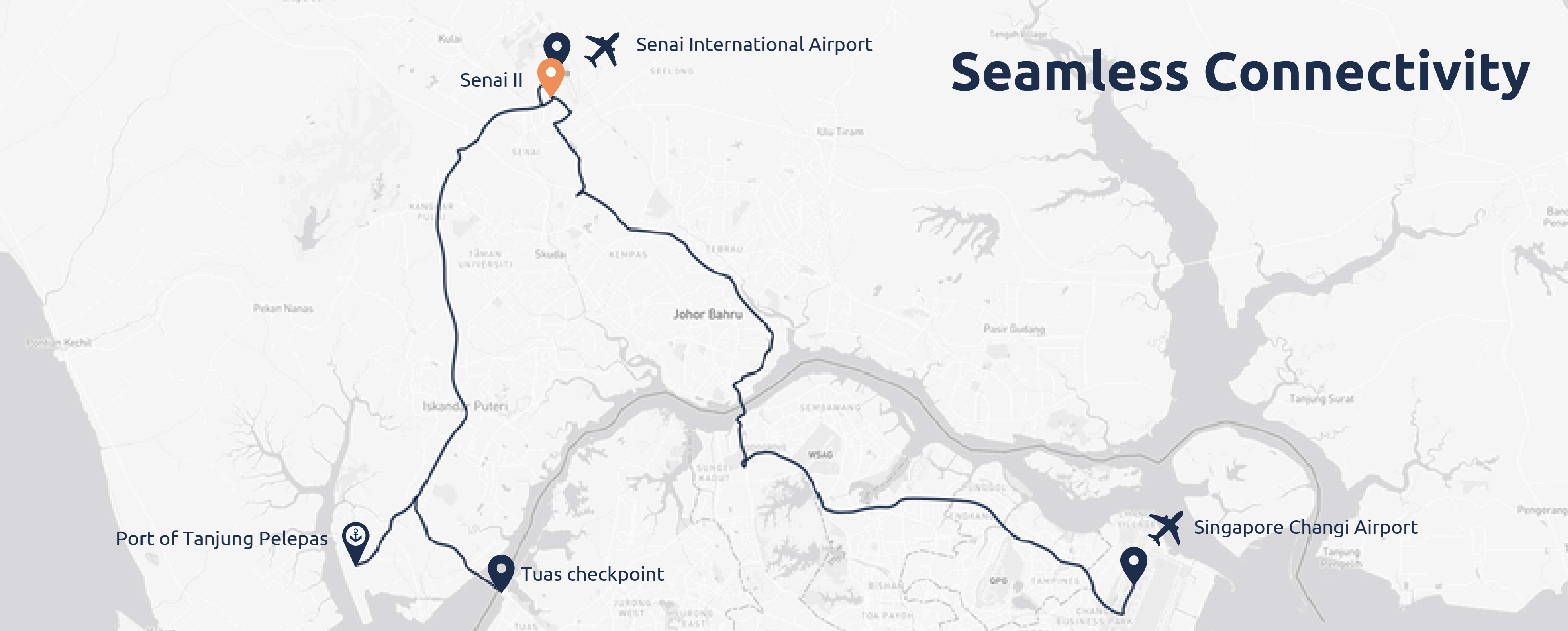
The Port of Tanjung Pelepas excels as a strategic transshipment hub with advanced facilities, deep-water berths, and prime location



Cost-effective

Energy-efficient design lowers operational costs, while being situated in a FCZ provides businesses with a highly economical logistics solution

Seamless Connectivity



4km

Distance to Senai International Airport

37 km

Distance to Port of Tanjung Pelepas


39 km

Distance to Tuas checkpoint

65 km

Distance to Singapore Changi Airport


Aerial View

 Johor Bahru international airport

 Senai II

 Singapore Changi airport

 Port of Pelepas

 Tuas checkpoint



Green Building

Integrating solar panels, low carbon construction, energy-efficient systems, and electrical charging station, our buildings offer unparalleled sustainability and eco-friendliness



International Grade A

Meeting all your operational requirements, we uphold the highest quality facility standards



Direct Truck Access

Trucks have direct access to loading bays, ensuring smooth movement within the industrial facility



Attractive Workplace

The facility prioritises employee well-being with ergonomic workstations, natural light, advanced ventilation, communal areas and green spaces

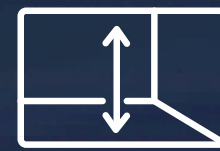
Features of Grade A Senai II Facility

Development Attributes



Fire Protection

Advanced fire fighting provisions
NFPA standards include the ESFR
sprinkler system



Storage

With 10 meter clear racking heights on the
ground ,our building maximises vertical storage
space, allowing for more efficient inventory
management and increased operational capacity



Utilities

The building will be built with energy-saving
technologies and sustainable practices such as
optimised lighting, efficient HVAC systems, and
intelligent water management to reduce electricity
and water consumption, resulting in cost savings
and improved performance



Floor Loading

The ground floor of the facility has a load
capacity of 30kN/sqm, while the first floor can
withstand 25kN/sqm, and the mezzanine level
supports 2.5kN/sqm



Energy

Experience reliable and sustainable energy
solutions tailored to meet the demands of
modern industrial operations while
supporting your environmental goals



Ventilation

The building is resilient and future-proof,
designed to withstand diverse weather
conditions and easily upgraded with advanced
air conditioning systems



Renewable infrastructure

- Solar panels for renewable energy
- International (LEED Gold) and/or local building certification
- Electrical charging infrastructure
- Intelligent automated LED lighting



Resource recycling and reuse

- Integrated landscaping
- Rainwater harvesting and water retention design
- Efficient water fittings system



Efficient design principles

- Smart planning and densification
- Low carbon building materials
- Digital metering system

A reduction of up to 30% in embodied carbon emissions compared to traditional buildings, with the potential to cut operational energy-related carbon emissions by up to 70%





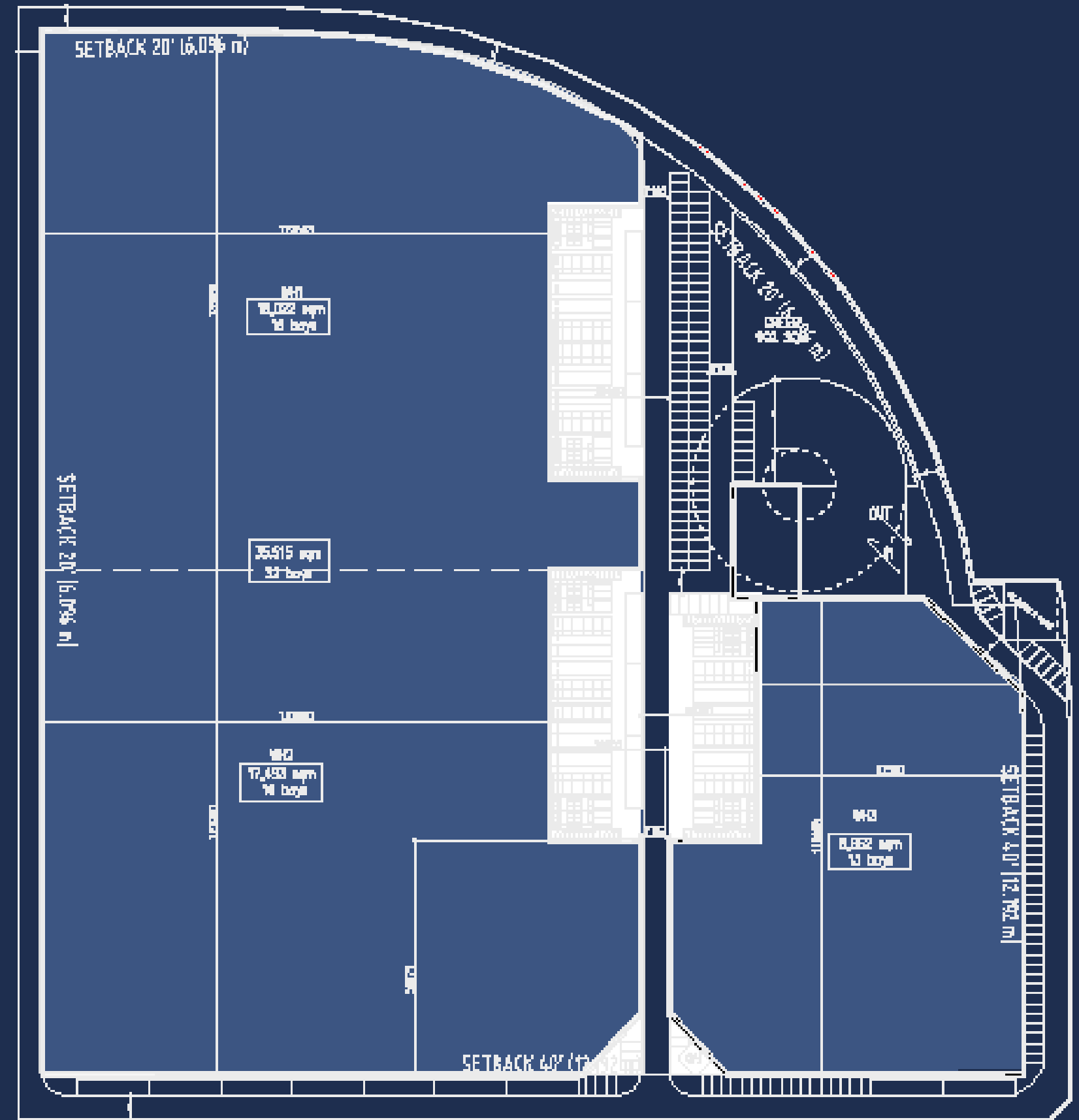
Building Specifications

Gross Floor Area 1,036,304 sqft

building	Floor loading	Clear height	Loading bays	Column grid
Ground floor	30kN/sqm	10 m	45	11.4 m X 11.4 m
Ground floor Mezzanine (Office)	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	37	22.8 m X 11.4m

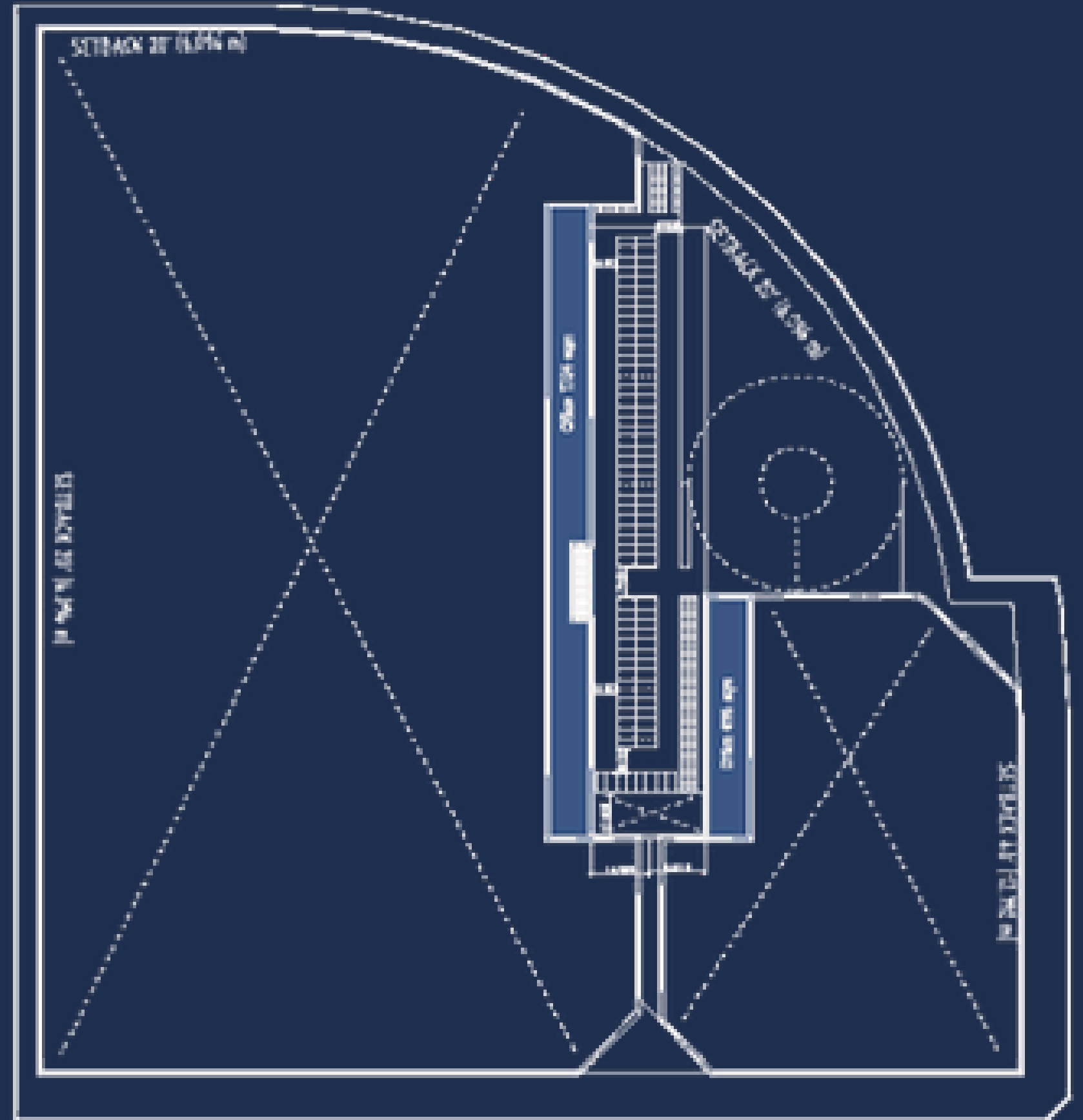
Ground floor

GFA 475,000 sqft



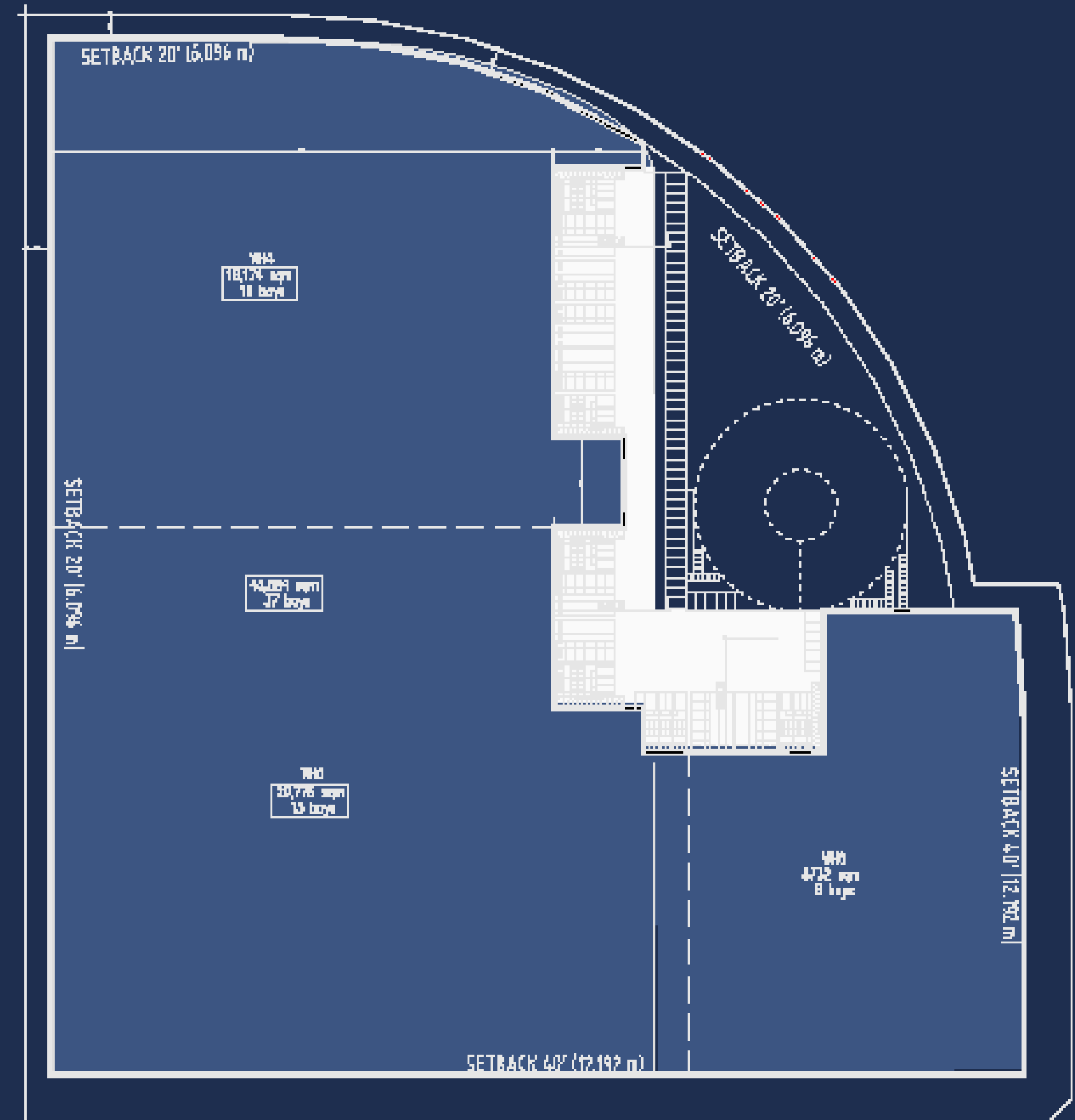
Ground floor Mezzanine

GFA 26,000 sqft



First floor

GFA 491,000 sqft





for future generations

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

sales@equalbase.com