

VALDORI

Penang | Malaysia

Integrated Industrial Spaces





Table of Contents

About Equalbase

Introducing Valdor I

Logistical Advantages

Seamless Connectivity

Aerial View

Valdor I Features

Development Attributes

Sustainable Features

Project Specifications

Layouts

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 I

Valdor I is poised to redefine sustainable logistics with its state-of-the-art, carbon-neutral complex in Valdor, Penang. Spanning 600,000 square feet GFA, this innovative facility sets a new benchmark

in energy efficiency and environmental responsibility. Strategically located just six kilometers from Batu Kawan Industrial Park, Valdor I offers unparalleled connectivity for businesses. Completed in 2025.

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 I is just 6 km from the expressways AH2 and E28. AH2 provides easy access to Butterworth port, while E28 connects directly to Penang International airport, the second-largest airport in Malaysia



Industrial nexus

Situated in the heart of Penang's industrial growth zone, Valdor I benefits from the region's well-developed infrastructure and vibrant industrial ecosystem, making it an ideal logistics hub for a wide range of 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

With quick access to key industrial parks and transportation hubs, Valdor I enables faster turnaround times for deliveries, giving businesses a competitive edge in meeting tight schedules and customer demands



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 I's energy-efficient design reduces operational costs, while its strategic location minimises transportation expenses, offering businesses a highly 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 I](#)

E28

AH2

EH7

Aerial View



Green Building

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



International Grade A

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



Direct Truck Access

Trucks have direct access to all levels, ensuring smooth movement within the industrial facility



Attractive Workplace

The facility prioritises employee well-being with ergonomic workstations, natural light, and advanced ventilation. Communal areas, green spaces, and recreational amenities foster relaxation and community.

Features of Valdor I Industrial Facility

Development Attributes



Fire Protection

Advanced fire fighting provisions
NFPA standards include the ESFR sprinkler system



Storage

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



Utilities

Our warehouse uses 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



Direct Access

The ramp is designed with a 4.75 meters headroom clearance, allowing for easy maneuvering of a 40 ft truck



Energy

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



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 warehouse lighting



Resource recycling and reuse

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



Efficient design principles

- Smart planning and densification through multi-storey design
- 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%**





Valdor I - Specifications

Gross Floor Area 588,225 sqft
Go Live 2025

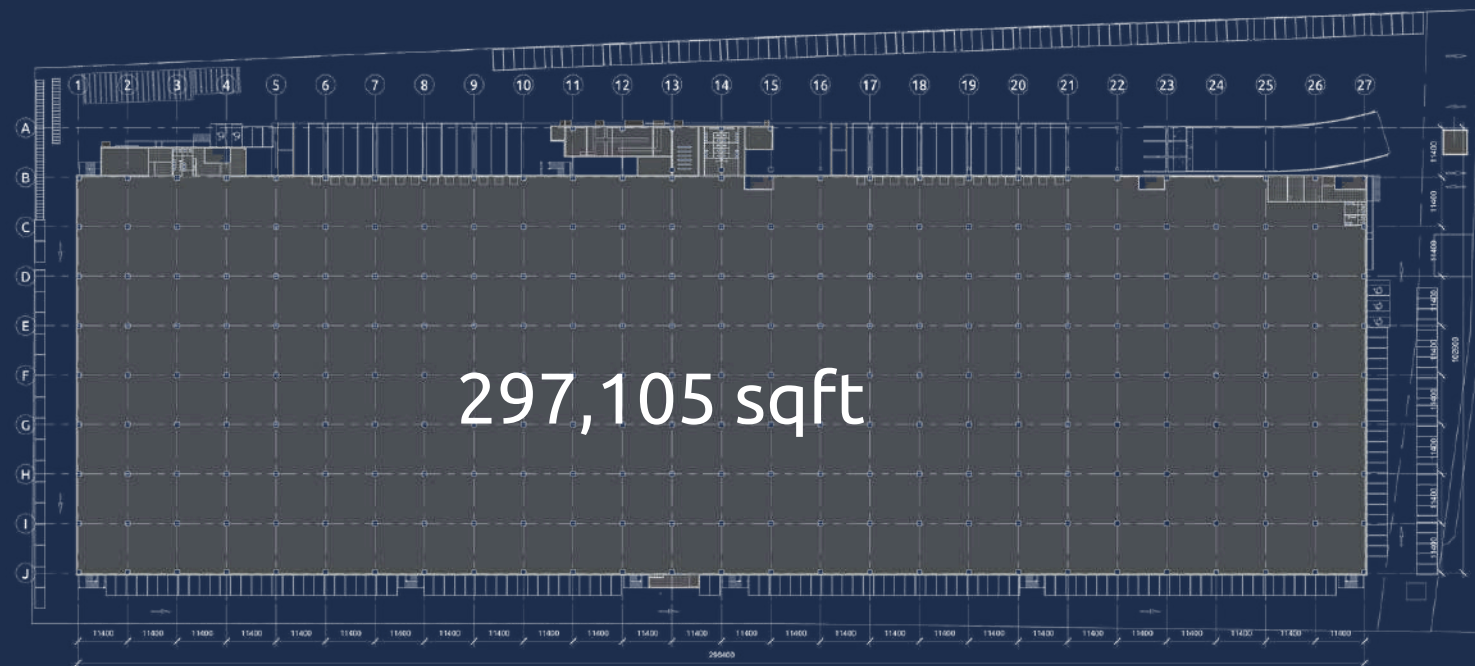
Floor	GFA	Floor loading	Clear height	Loading bays	Column grid
Ground floor (Fully occupied)	297,105 sqft	30 kN/sqm	10 m	26	11.4 m X 11.4 m
Ground floor Mezzanine (Available)	12,034 sqft	2.5 kN/sqm	2.6 m	-	-
First floor (Available)	266,266 sqft	25 kN/sqm	10 m	21	22.8 m X 11.4 m
First floor Mezzanine (Available)	5,812 sqft	2.5 kN/sqm	2.6 m	-	-

Power 1.5 MW
750 KW for each warehouse floor level

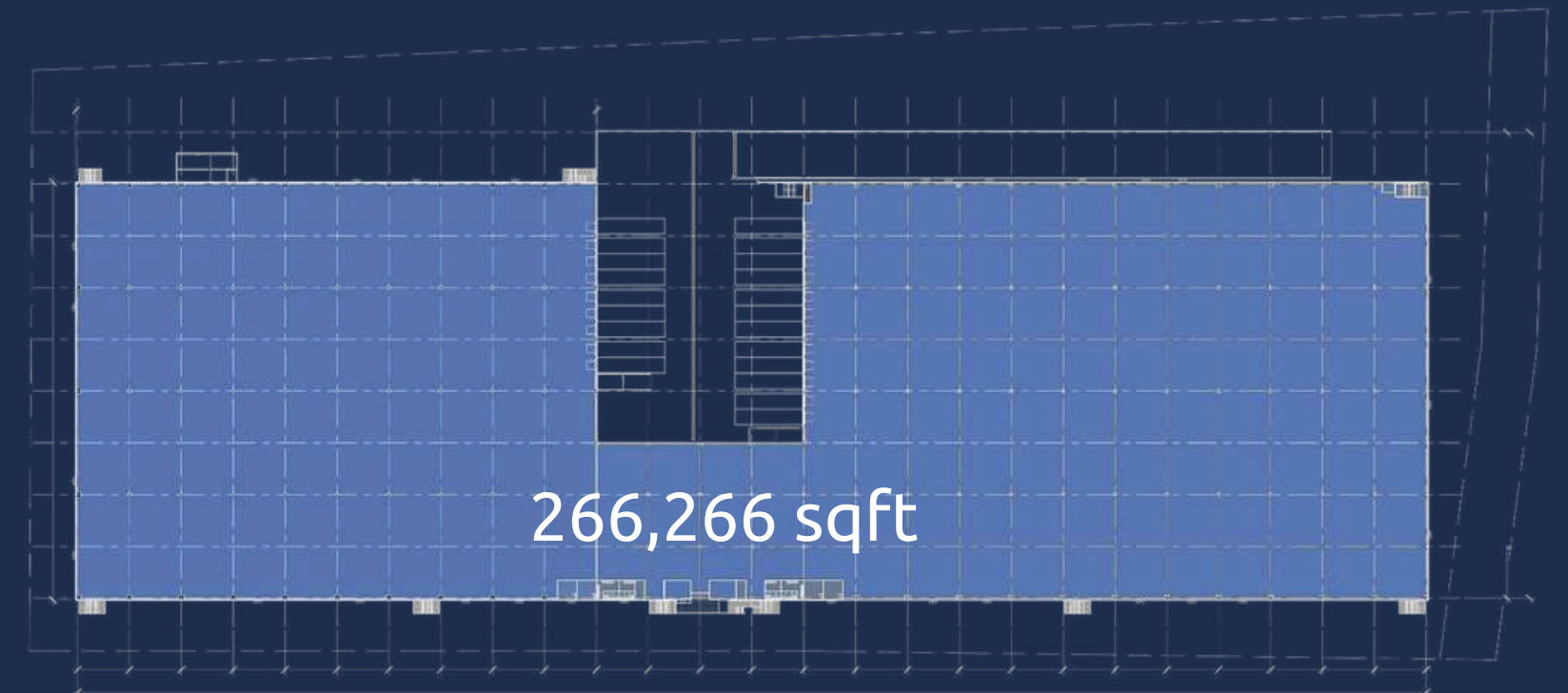
Valdor I

Floor plans

Ground floor
(Occupied)

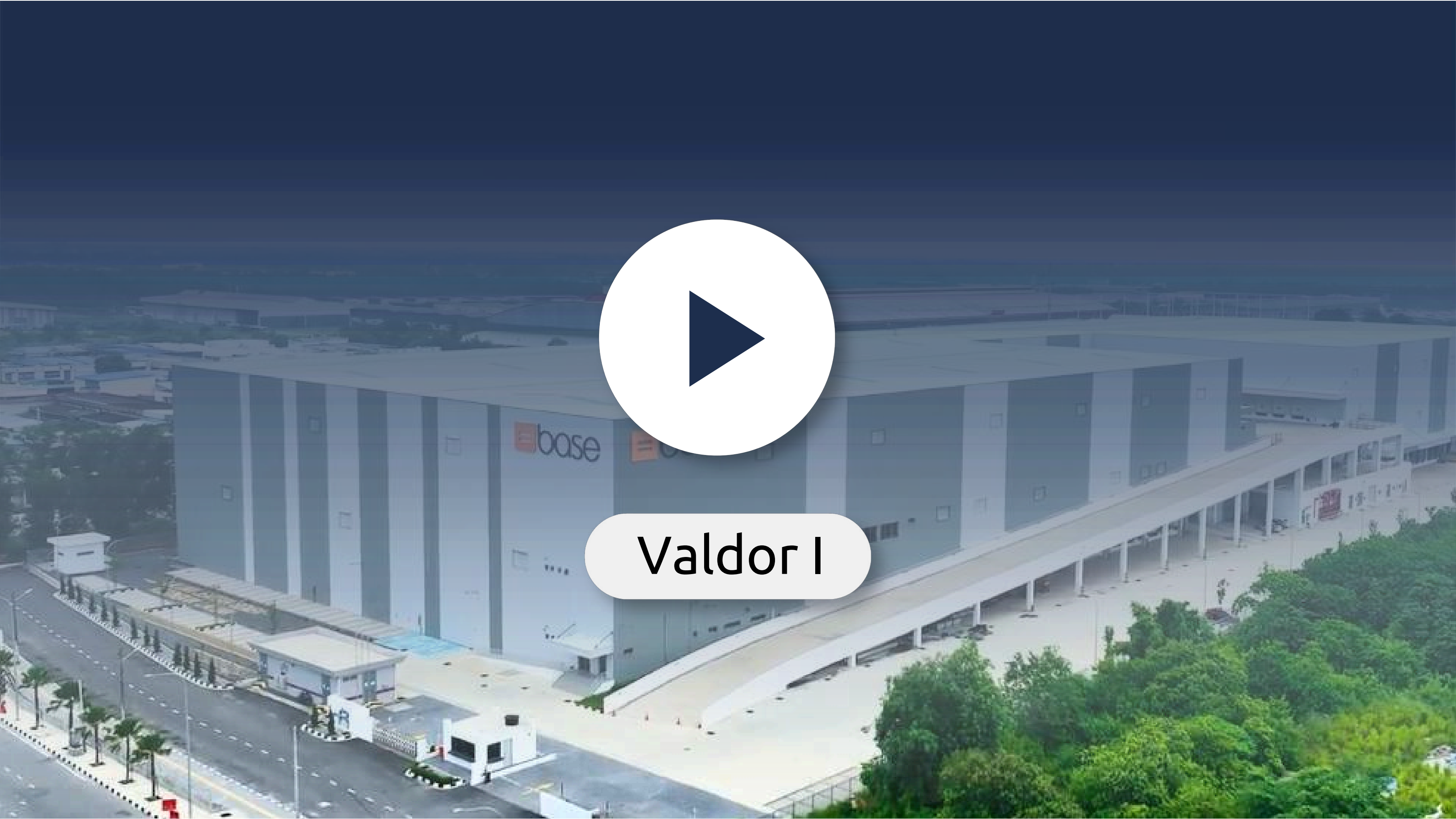


First floor
(Available)





Valdor I





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

sales@equalbase.com