

# 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 land size of 448,000 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. Scheduled for completion 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

Scheduled to completion in the second quarter of 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.

# Seamless Connectivity



1 km

Distance to AH2  
expressway

4 km

Distance to E28  
expressway

28 km

Distance to  
Butterworth port

31 km

Distance to Penang  
International airport

# Aerial View



Butterworth port



Penang international airport

AH2  
highway



Valdor II



## 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

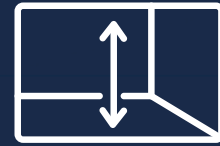
# Features of Valdor II Industrial Facility

# 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



## 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 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 II - Specifications



**Gross Floor Area**     619,600 sqft  
**Go Live**                 2025

Storey	Floor loading	Clear height	Loading bays	Column grid
Ground floor	30kN/sqm	10 m	27	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	27	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-

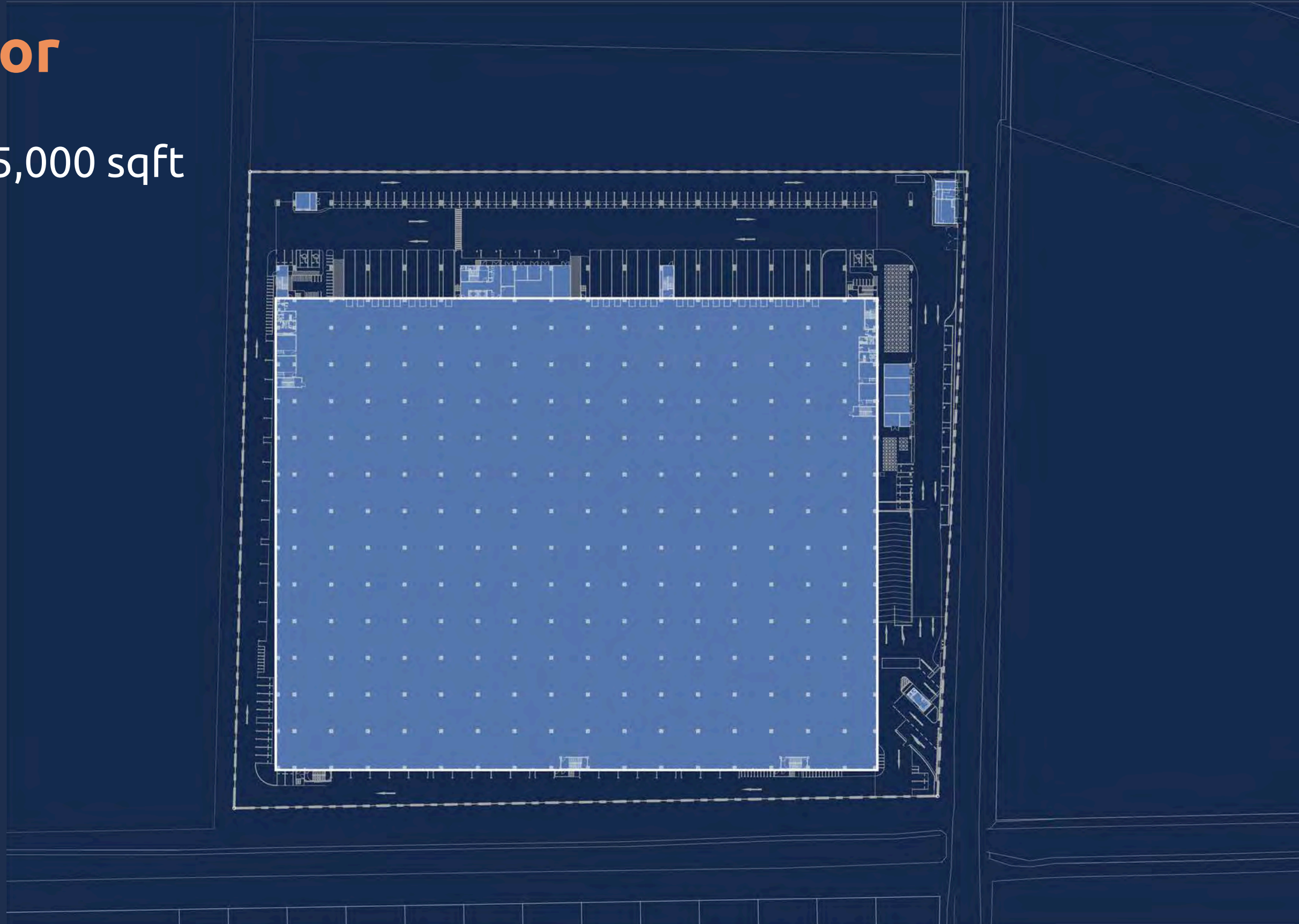




# Valdor II

## Ground floor

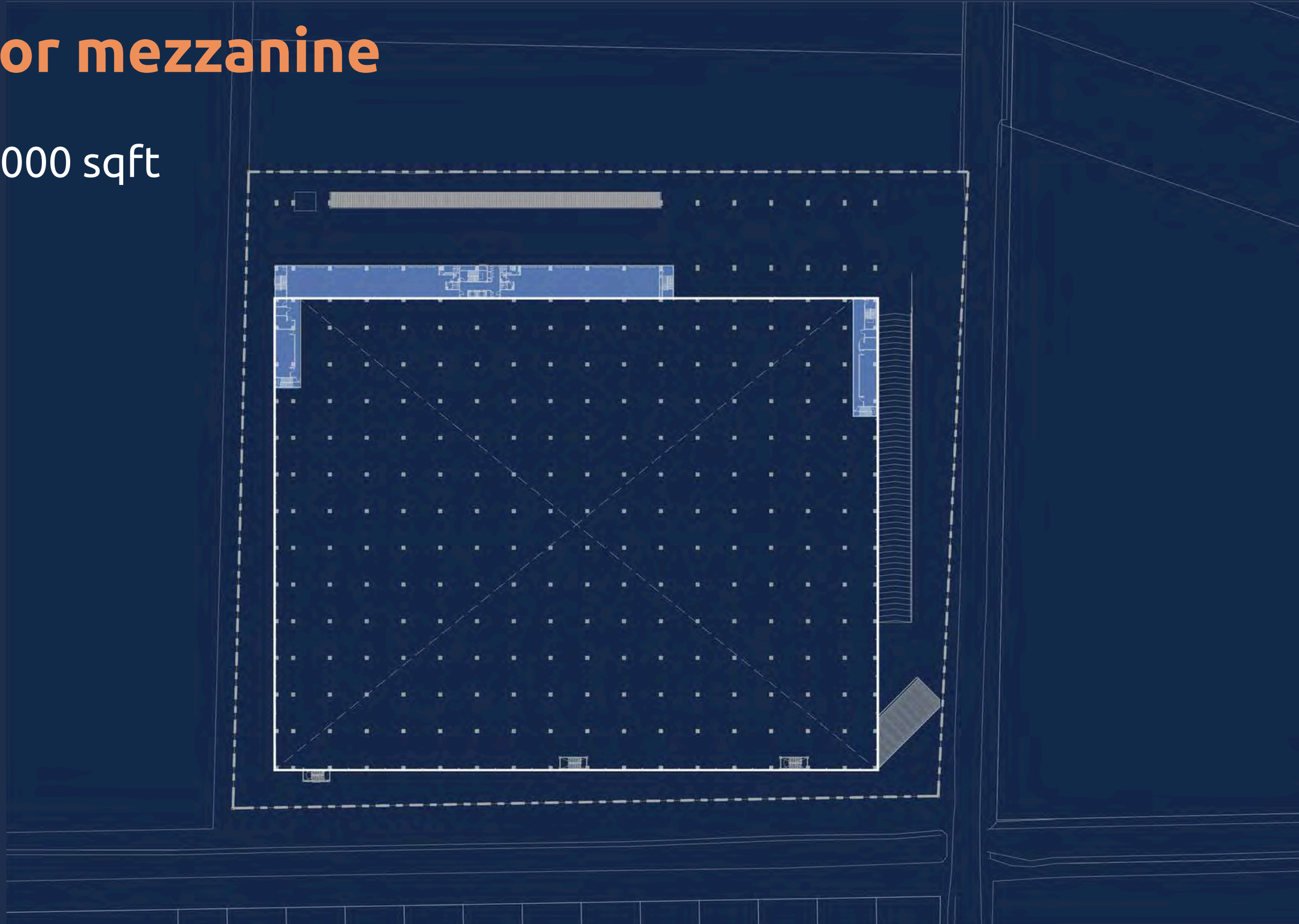
Warehouse - 295,000 sqft



# Valdor II

## Ground floor mezzanine

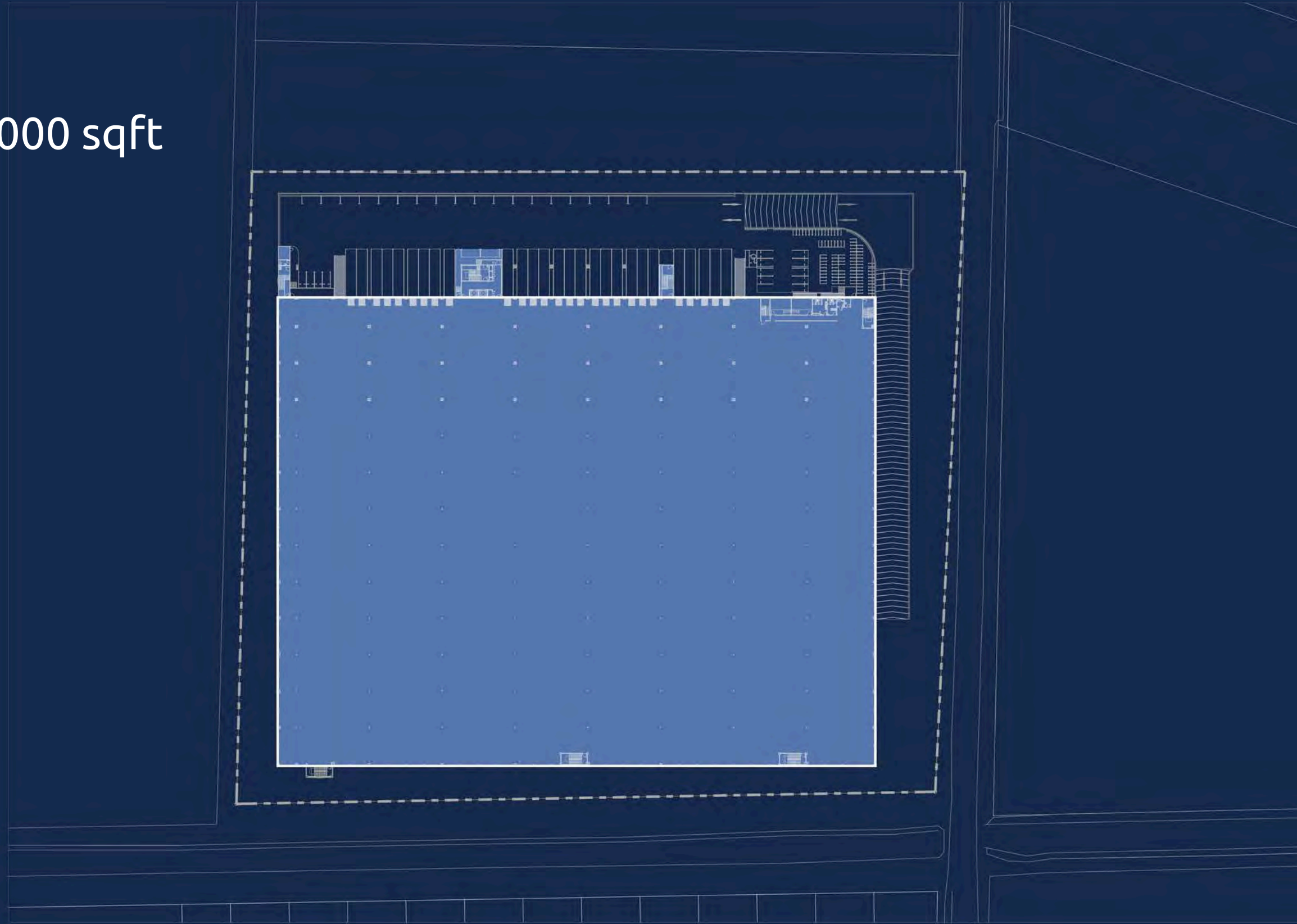
Warehouse - 18,000 sqft



# Valdor II

## First floor

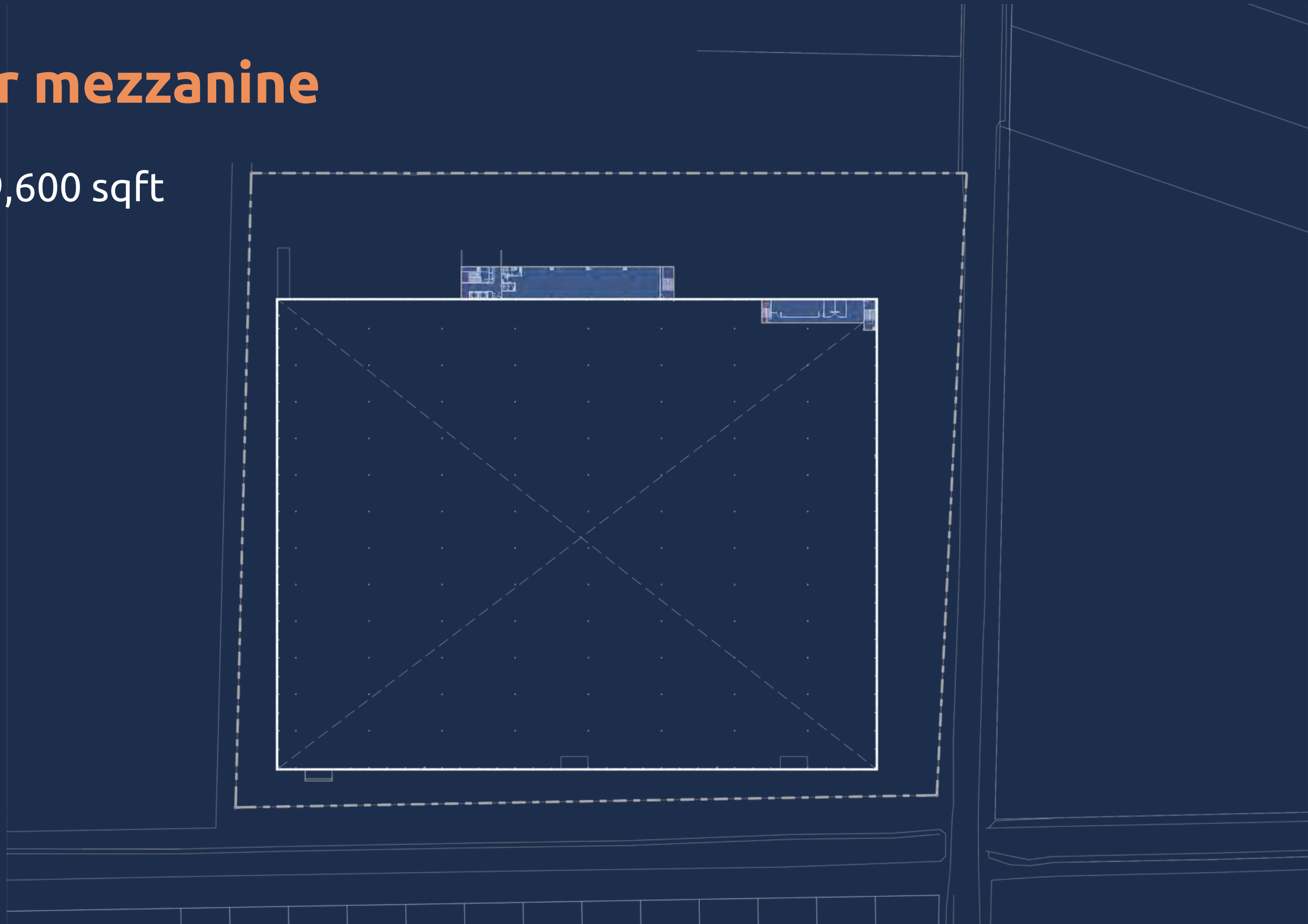
Warehouse - 297,000 sqft



# Valdor II

## First floor mezzanine

Warehouse - 9,600 sqft





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

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