VALDOR II

Penang | Malaysia

Built-to-Lease Two-Storey Facility

base

for future generations



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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

Completion in 2026

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
EH7
23 mins
27 km
33 mins
28 km
Penang Second Bridge
AH2
Batu Kawan
Industrial Park
Valdor II
E28
Aerial View


base







Valdor II - Specifications

Gross Floor Area 626,516 sqft

Go Live 2026

Floor	Leasable areas	Floor loading	Clear height	Loading bays	Column grid
Ground floor (Available)	303,717 sqft	30 kN/sqm	10 m	27	11.4 m X 11.4 m
Ground floor Mezzanine (Available)	18,858 sqft	2.5 kN/sqm	2.6 m	-	-
First floor (Fully occupied)	297,478 sqft	25 kN/sqm	10 m	27	22.8 m X 11.4 m
First floor Mezzanine (Fully occupied)	9,721 sqft	2.5 kN/sqm	2.6 m	-	-

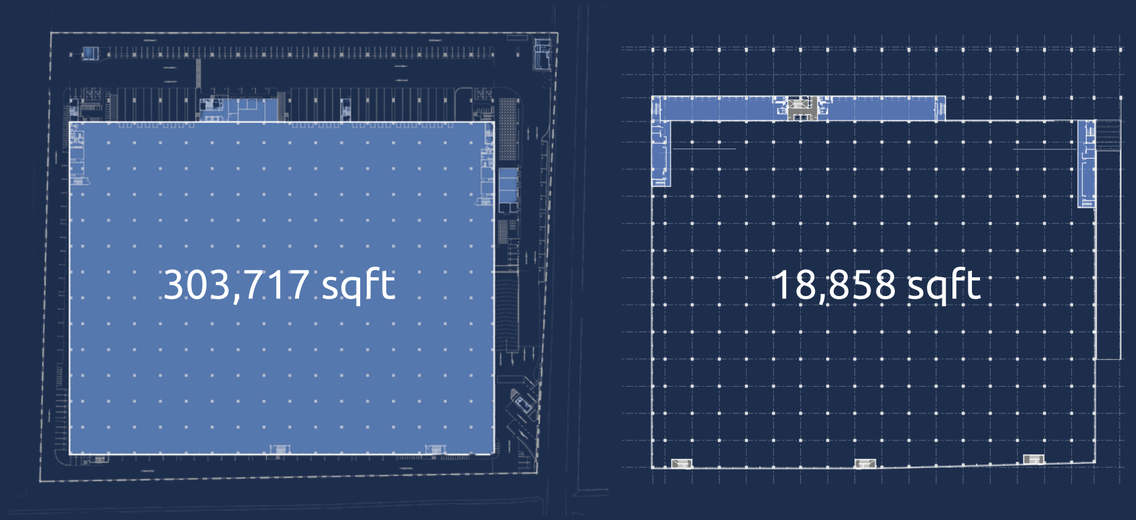
Power 1.5 MW

750 KW for each warehouse floor level

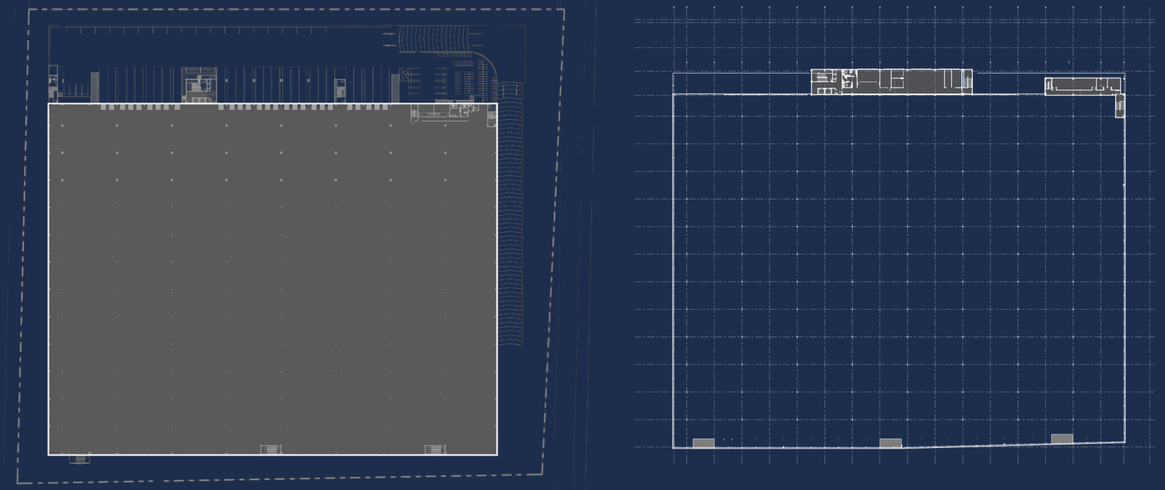
Valdor II

Floor plans

Ground floor
(Available)



First floor
(Occupied)




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

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