

SENAI II

Senai | Malaysia

Sustainable Industrial Real Estate

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



Introduction

Senai II would be a tailor-made, cutting-edge facility crafted to cater to all your business requirements. With 970,450 sqft gross floor area, this greenfield project is designed to fit your needs perfectly.

Conveniently situated, it is only 9 km away from Senai International Airport and within an hour’s 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

Optimised 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 optimised storage solutions that exceed local standards, ensuring businesses can operate at peak performance

Logistical Advantages

Superior connectivity

The warehouse is located 9km from Senai International Airport and offers convenient access to Port of Tanjung Pelepas, under an hour’s 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

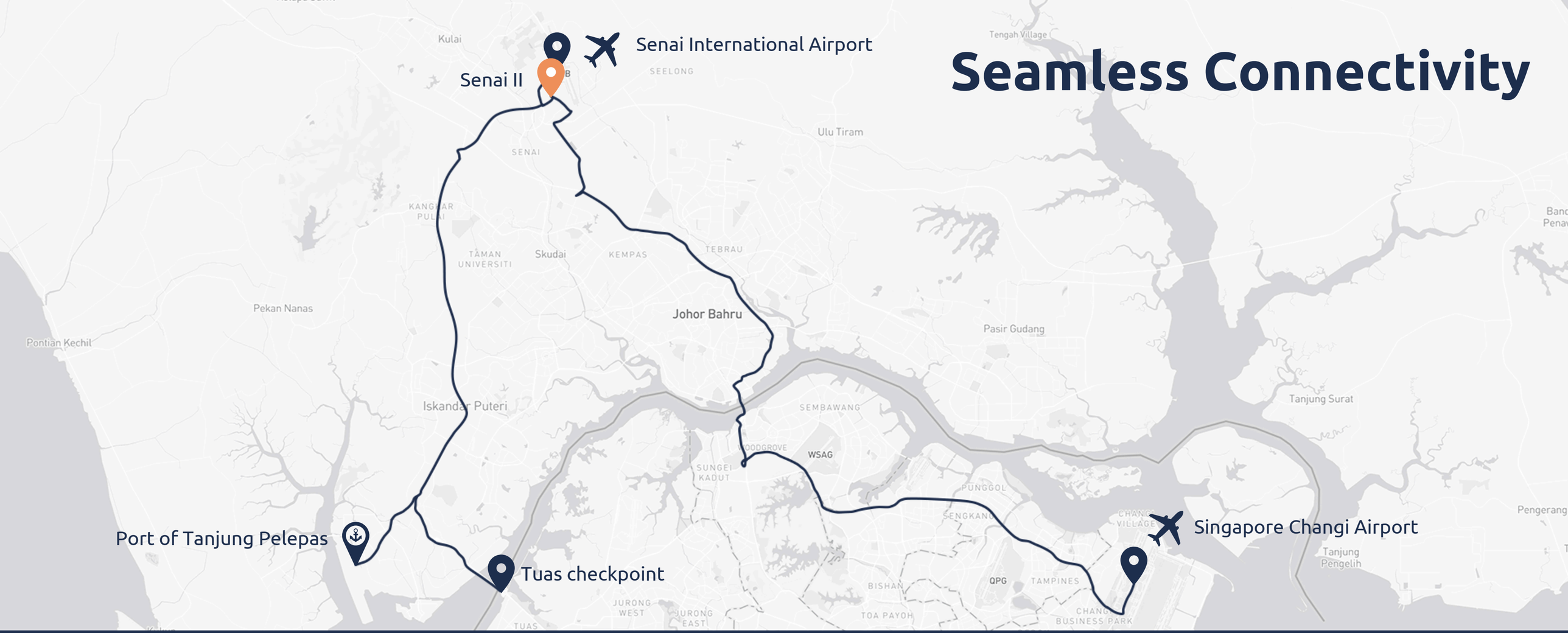
Strategic port

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



9 km
Distance to Senai International Airport

45 km
Distance to Port of Tanjung Pelepas

47 km
Distance to Tuas checkpoint

60 km
Distance to Singapore Changi Airport

Aerial View


Johor Bahru International Airport
Senai II
Singapore Changi Airport
Port of Tanjung 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

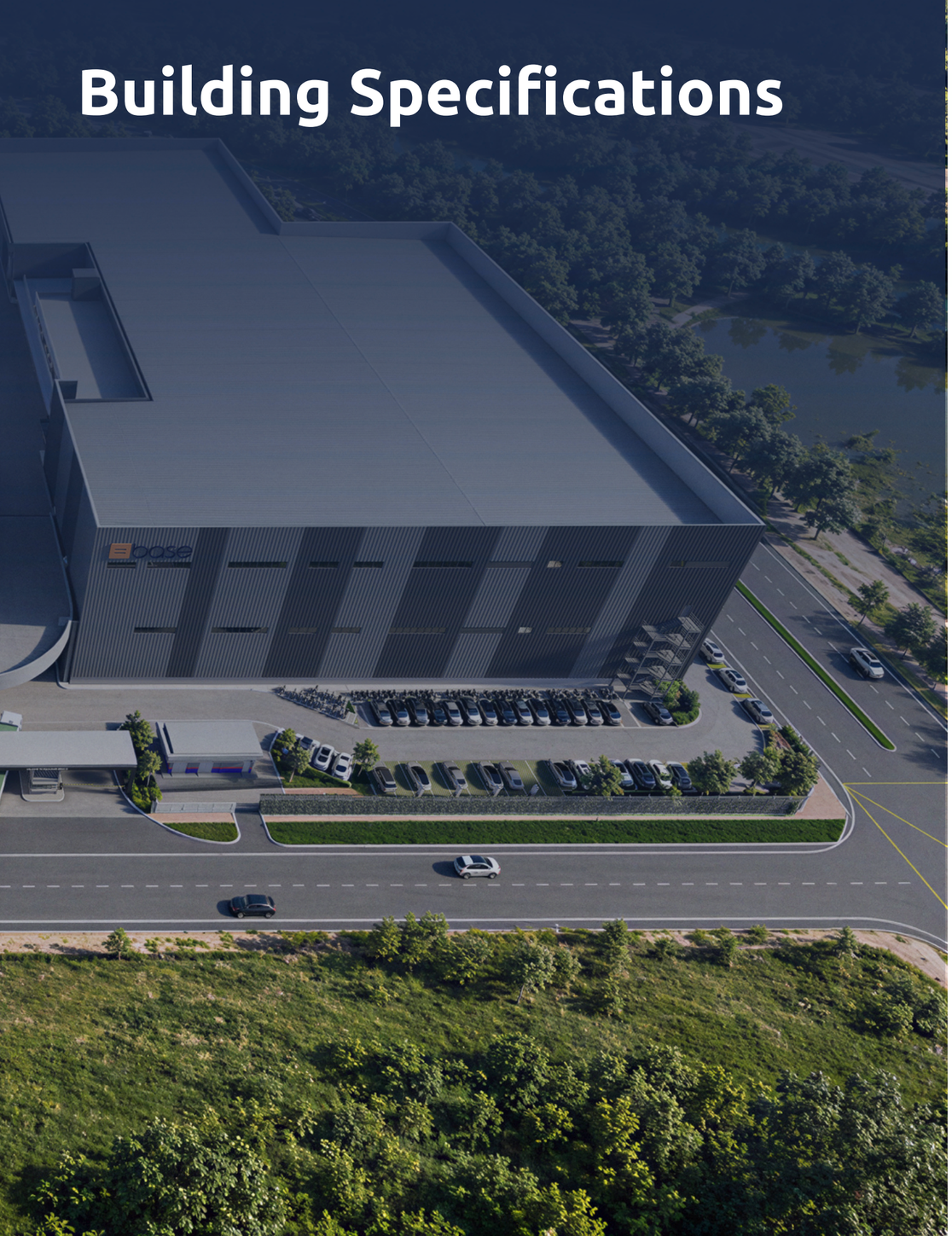
- Smart planning and densification
- Low carbon building materials
- Digital metering system



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%


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Building Specifications



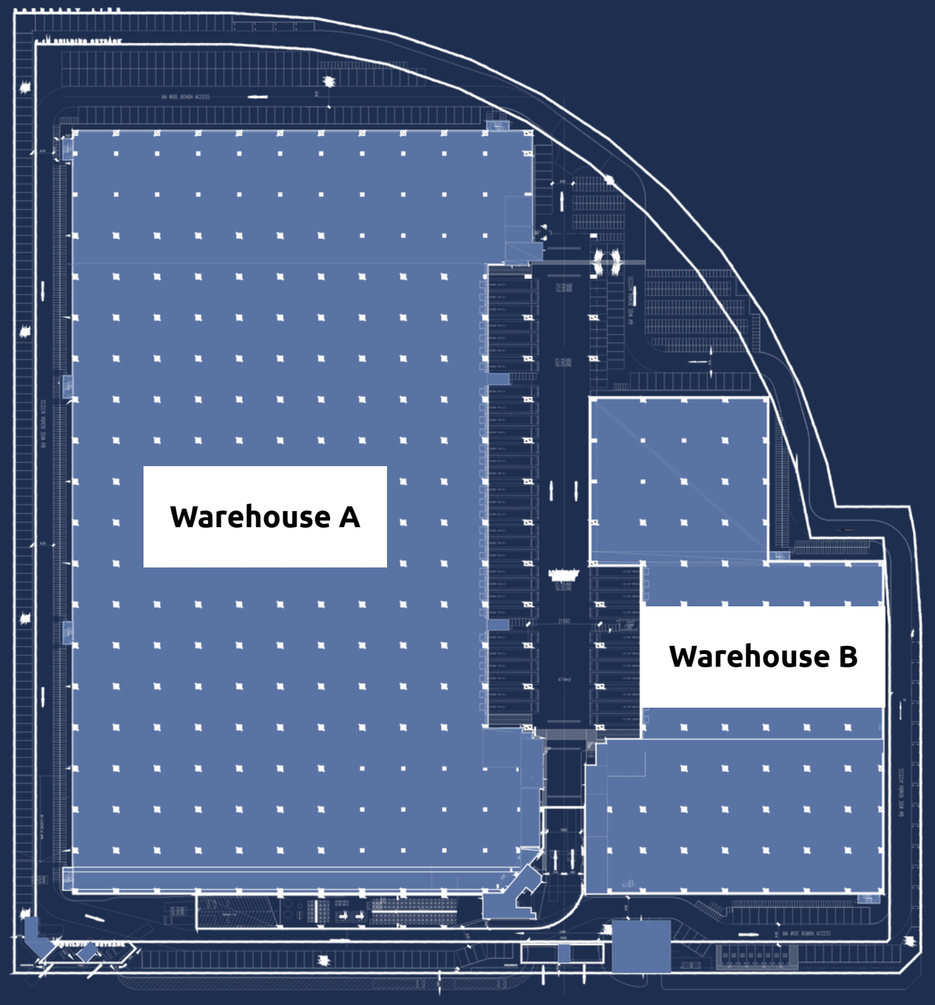
Gross Floor Area 970,450 sqft

Floor	Floor loading	Clear height	Loading bays	Column grid
Ground floor	30kN/sqm	10 m	45	12 m X 12 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	37	24 m X 12 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-

Power 3.19 MW

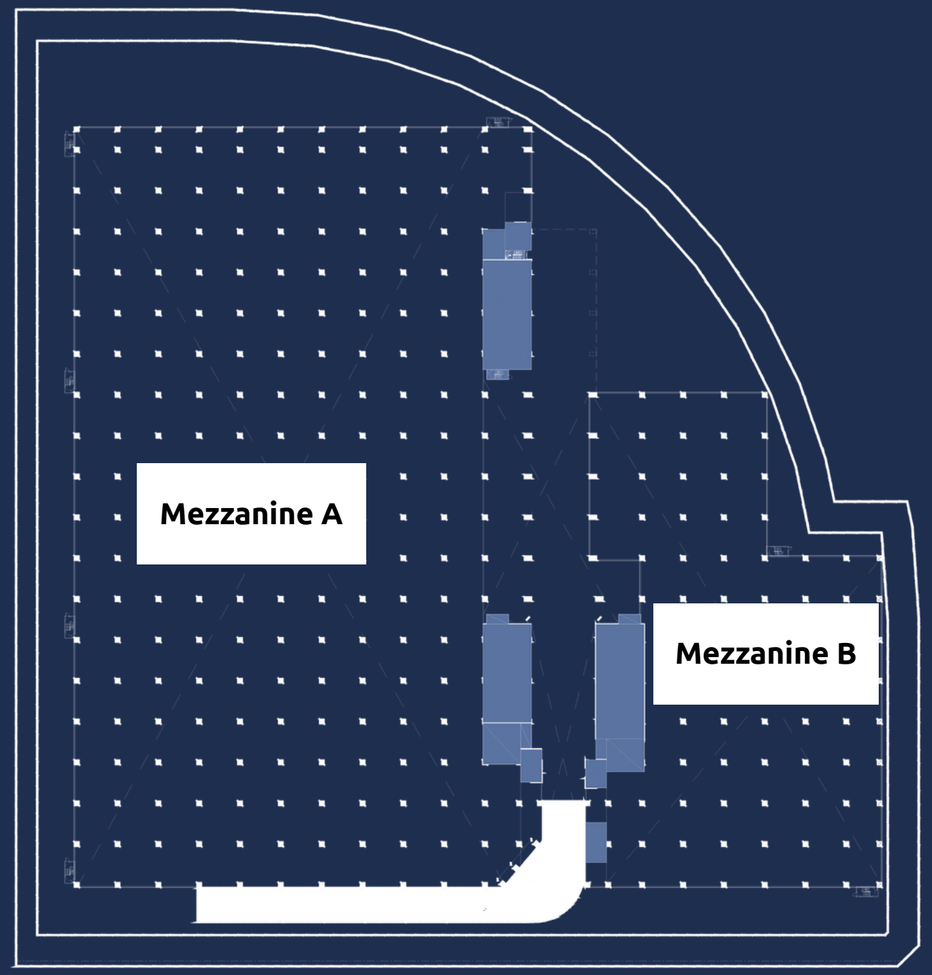
Ground floor

GFA 416,330 sqft
Warehouse A - 303,260 sqft
Warehouse B - 113,070 sqft



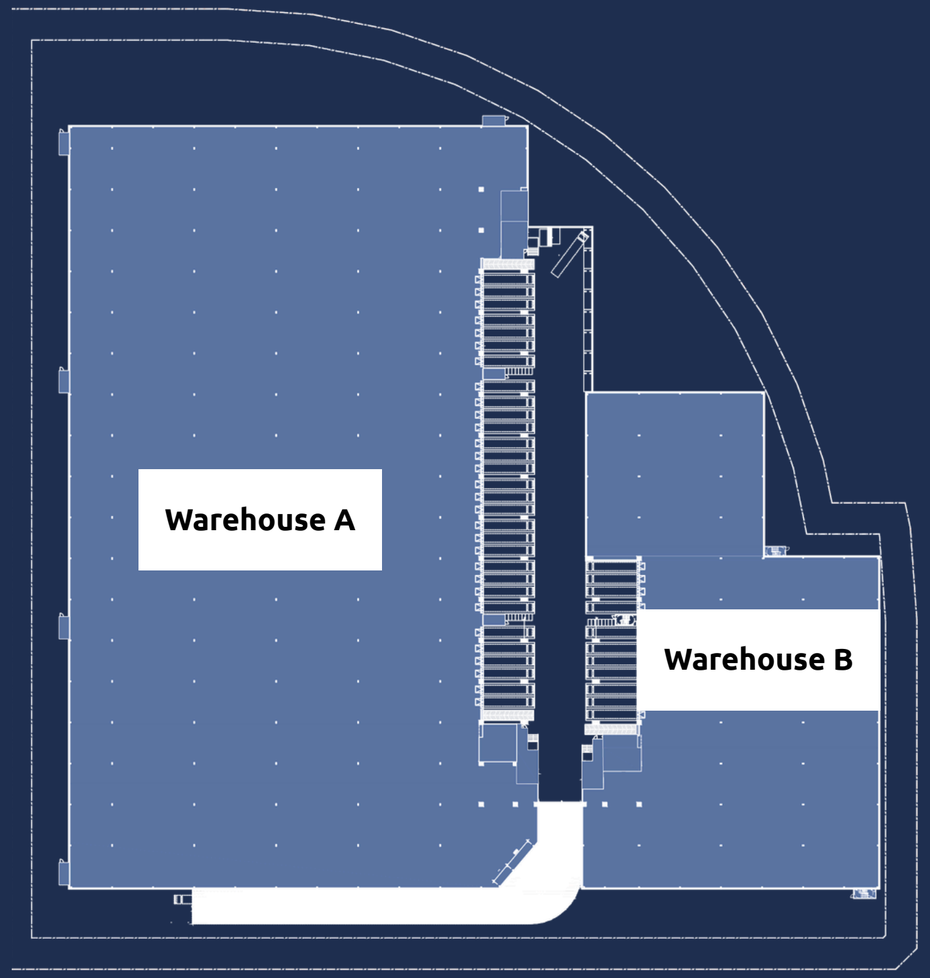
Ground floor
Mezzanine

GFA 20,130 sqft
Mezzanine A - 12,790 sqft
Mezzanine B - 7,340 sqft



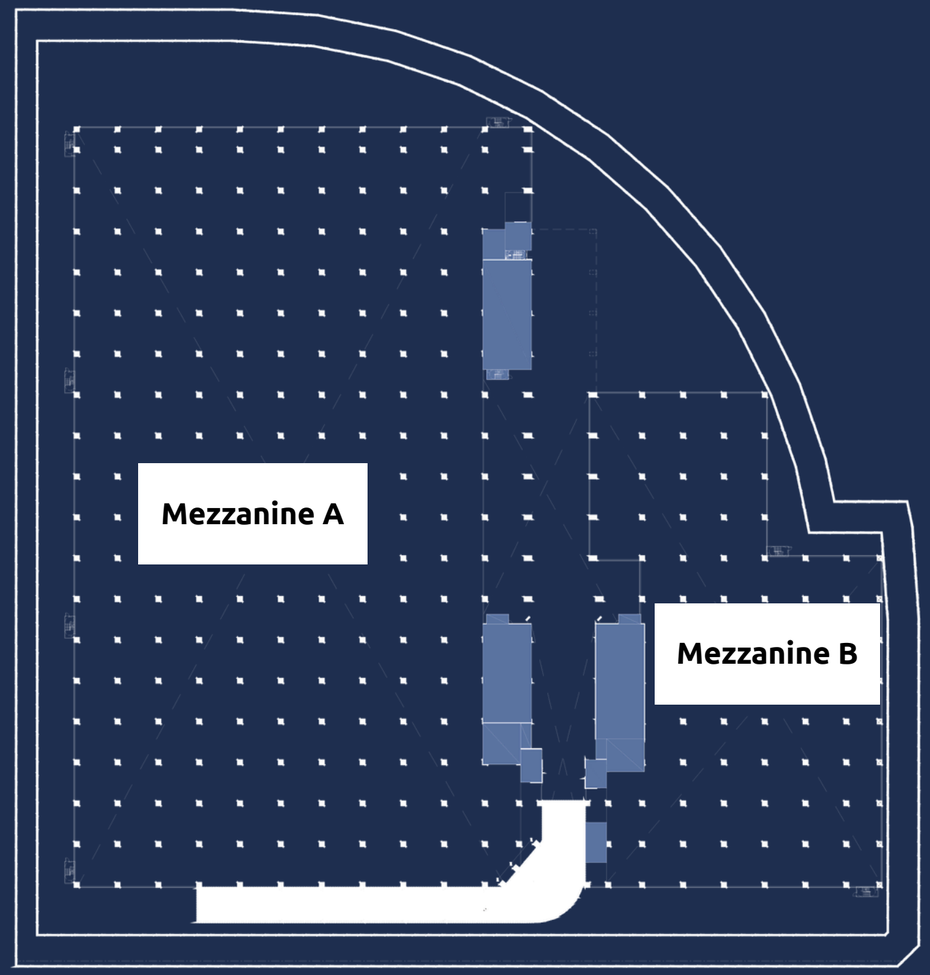
First floor

GFA 407,670 sqft
Warehouse A - 300,250 sqft
Warehouse B - 107,420 sqft



First floor
Mezzanine

GFA 17,050 sqft
Mezzanine A - 12,790 sqft
Mezzanine B - 7,050 sqft





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

sales@equalbase.com