



VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

📍 BW DEEP C QUANG NINH INDUSTRIAL HUB

Hotline: (+84) 28 710 29 000

Email: leasing@bwidjsc.com

Website: <https://bwindustrial.com>



QUICK FACTS

**IP developer**
Bac Tien Phong Industrial Zone JSC

**Total IP land area**
1202.5 ha

**BW's land area**
7.4 ha

**Location**
Plot CN2.1 – Bac Tien Phong Industrial Park, Phong Coc Ward, Quang Yen Town, Quang Ninh Province, Vietnam

**Property type**
Ready-built factory

**Land expiry**
2066

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Convenient access to Hai Phong – Quang Ninh expressway
- Next to Lach Huyen International Gateway Port – the first deep water terminal in Northern Vietnam
- Strategic location that connects North - East of Vietnam with Guangxi Province - China
- Key industrial park in Quang Yen Coastal Economic Zone
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

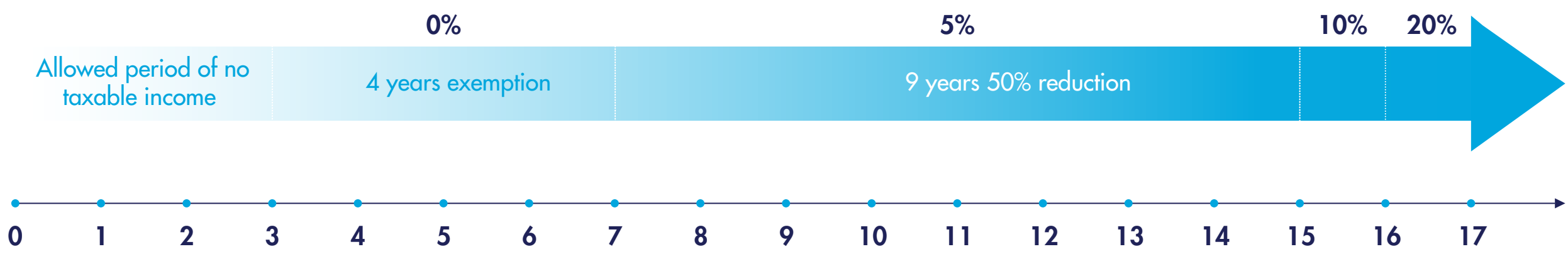






TAX INCENTIVES

*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get "revenue"



UTILITIES

Power Supply: (180VA/sqm/production area)

	High tension 22 KV (voltage level 22 - 110 KV)	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday: • 04:00 - 09:30 (05 hours and 30 minutes) • 11:30 - 17:00 (05 hours and 30 minutes) • 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	1,669 VND/kWh	1,809 VND/kWh
Peak hours Monday to Saturday: • 09:30 - 11:30 (02 hours) • 17:00 - 20:00 (03 hours)	3,093 VND/kWh	3,314 VND/kWh
Off-peak hours All days from 22:00 to 04:00 the next morning (06 hours)	1,084 VND/kWh	1,184 VND/kWh

*New price from November, 2023



Water usage rate

17,200 VND/m³



Wastewater treatment

20,700 VND/m³
(80% of water consumption)



Telecommunication by

CMC & VNPT

*All prices are VAT exclusive
* Internet cable and phone lines: connection points are installed up to each individual factory unit

PROXIMITY



TRANSPORTATION COST

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	6,200,000	6,500,000	3,000,000
Hai Phong Port	3,800,000	4,200,000	1,200,000

*Updated price from January 2023
*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

4,160,000 VND/month (region 2)

*According to Decree 38/2022/NĐ-CP effective from July 01, 2022

FACILITIES

-  Car & motorcycle parking
-  24 hr security with CCTV, fence and security booth
-  Fire alarm system (beam detector/smoke detector, Manual call point), emergency and exit light, fire hose box, fire extinguisher, smoke exhaust fan, sprinkler, lightning protection

AMENITIES



-  Quang Ninh Administration Center (40 km - 50 minutes)
-  Quang Ninh General (35 km - 40 minutes)
-  Quang Ninh University of Industry (38 km - 55 minutes)
-  Vu Yen Golf (18 km - 30 minutes)
-  Vincom Plaza Ha Long (35 km - 40 minutes)
-  Quang Yen Town Medical Center (7.4 km - 10 minutes)
-  GO! Quang Ninh Supermarket (38 km - 45 minutes)

This material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal or accounting advice.

BW DEEP C QUANG NINH
INDUSTRIAL HUB (PHASE 1)

LAND LOT

Lot CN2.1C
Bac Tien Phong IP – Quang Ninh

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

Factory floor loading:
2 tons/sqm. (production area)

- Factories
- Green Area
- Office
- Canopy
- Utility Area
- Parking Area
- Substation
- Fence

The listed dimension is in from of
Gross Leasable Area (GLA).

While every care has been taken to ensure
the accuracy of the plans at the time of printing,
the Developer will not be held responsible for
any changes due to authority requirement.

