



VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

📍 BW THUAN THANH 3B INDUSTRIAL HUB

Hotline: (+84) 28 710 29 000

Email: leasing@bwidjsc.com

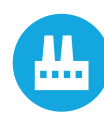
Website: <https://bwindustrial.com>



QUICK FACTS

**IP developer**
Trung Quy – Bac Ninh Investment Joint Stock Company

**Total IP land area**
180 ha

**BW's land area**
Phase 1: 10.1 ha
Phase 2: 5.8 ha

**Location**
Phase 1: Lot D, Thuan Thanh III IP
Gia Dong Ward, Thuan Thanh Town, Bac Ninh Province
Phase 2: Lot E1, Thuan Thanh 3B IP, Gia Dong ward, Thuan Thanh District, Bac Ninh, Viet Nam.

**Property type**
Ready-built factory

**Land expiry**
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

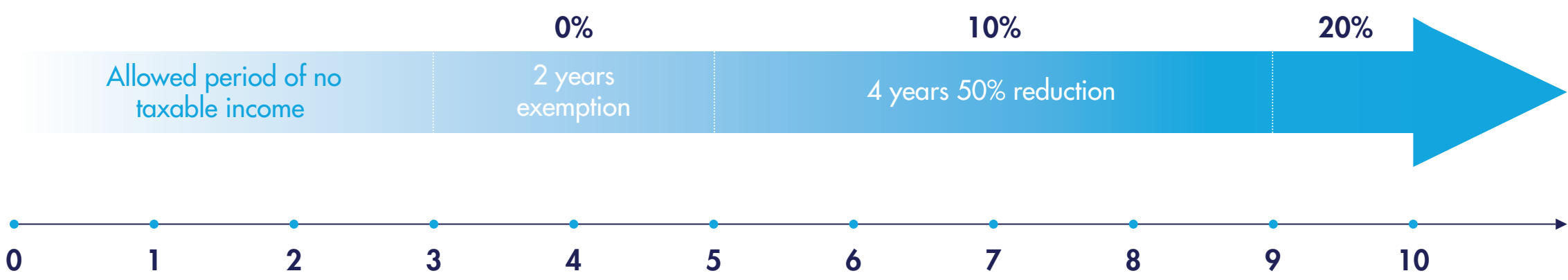
- Situated at Northern Electronic Hub, bordering Ha Noi City
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:





TAX INCENTIVES

Normal tax rate = 20%
(for common industries)



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

12,000
VND/m³



Wastewater treatment

27,500
VND/m³
(80% of water consumption)



Telecommunication by

Viettel &
VNPT

*All prices are VAT exclusive

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

PROXIMITY



To
Ha Noi CBD



To
Noi Bai Airport



To
China Border

TRANSPORTATION COST

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	4,000,000	4,400,000	1,500,000
Hai Phong Seaport	4,400,000	4,800,000	2,600,000

*Updated price from August 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/ND-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



- 

Bac Ninh City Administration Center
(22 km - 35 minutes)
- 

Bac Ninh General Hospital
(18 km - 28 minutes)
- 

British International School Hanoi
(20 km - 34 minutes)
- 

Long Bien Golf Course
(21 km - 38 minutes)
- 

Vinmec International Hospital
(27 km - 47 minutes)
- 

Vinschool
(27 km - 50 minutes)
- 

Aeon Mall
(21 km - 40 minutes)
- 

Vincom Plaza Bac Ninh
(20 km - 32 minutes)
- 

Hanoi University of Business and Technology (Tu Son campus)
(29 km - 50 minutes)
- 

Bac Ninh City
(20 km - 30 minutes)
- 

Vinhomes Riverside (Hanoi)
(20 km - 34 minutes)
- 

Noi Bai Airport
(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.

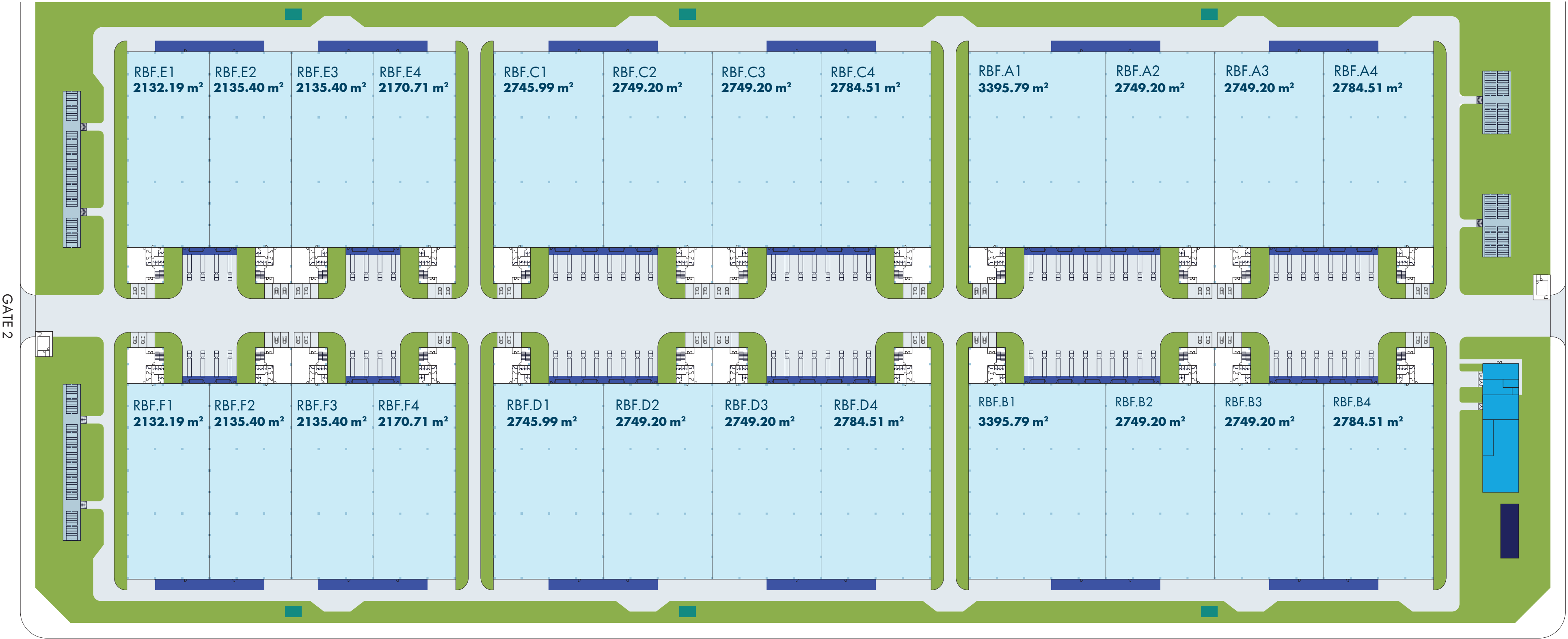
BW THUAN THANH 3B
INDUSTRIAL HUB (PHASE 1)

LAND LOT

Lot D
Thuan Thanh III IP
Gia Dong Ward, Thuan Thanh Town, Bac
Ninh Province

SPECIFICATION

Clear Height	7m (production area) 2.8m (office area ceiling height)
Floor flooding	2 tons/sqm (production)



The listed dimension is in form 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.

LEGEND

	Factory		Office		Bike parking		Substation
	Utility house		Canopy		Green area		Wastewater treatment

BW THUAN THANH 3B
INDUSTRIAL HUB (PHASE 2)

LAND LOT

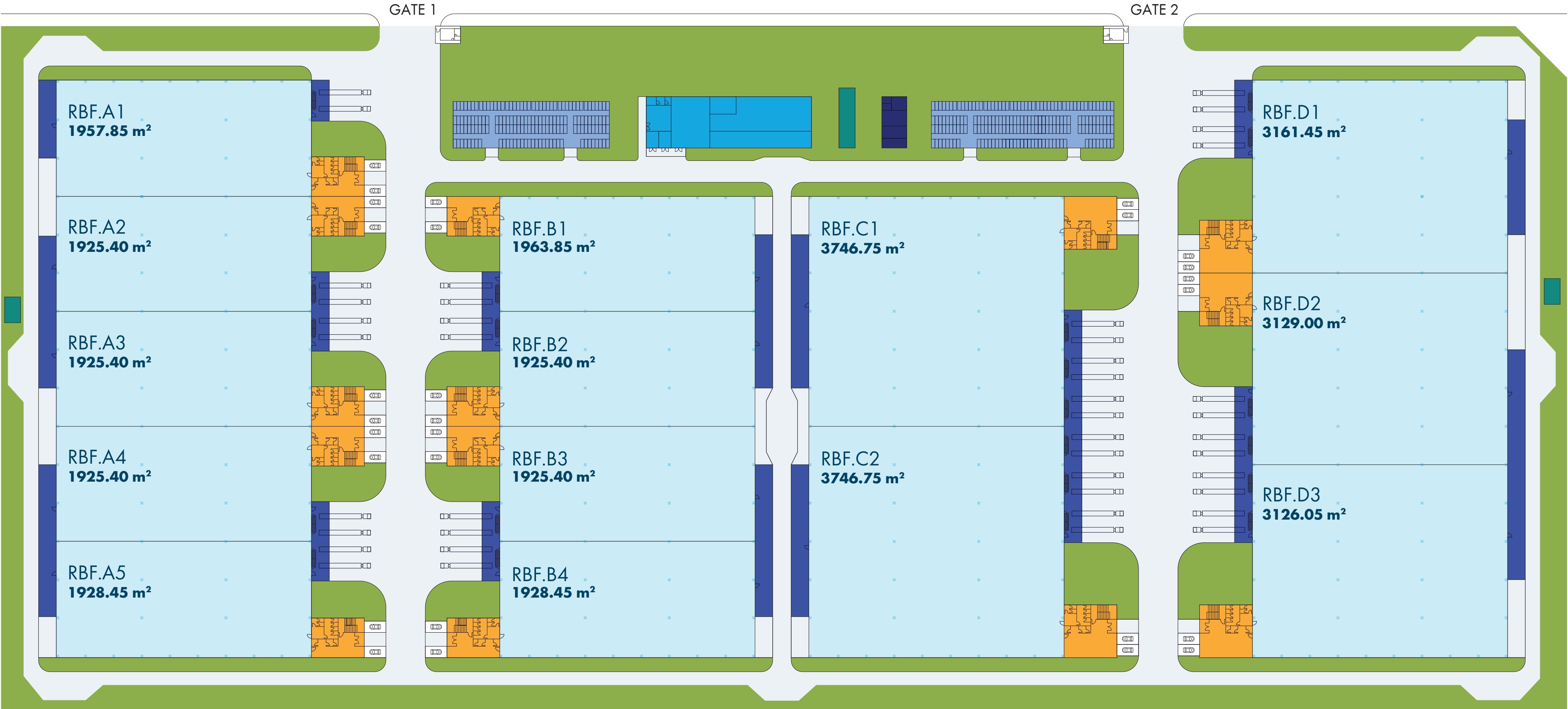
Lot E1
Thuan Thanh 3B IP
Gia Dong Ward, Thuan Thanh District
Bac Ninh Province, Viet Nam

SPECIFICATION

Clear Height	7m (production area) 2.8m (office area ceiling height)
Floor flooding	2 tons/sqm (production)

The listed dimension is in form 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.



LEGEND

	Factory		Office		Bike parking		Substation
	Utility house		Canopy		Green area		Wastewater treatment