



BW INDUSTRIAL
YOUR EVERY NEED. AT EVERY LOCATION. ALL AT ONCE.

PROJECT PITCHBOOK

BW SONG MAY INDUSTRIAL HUB

QUICK FACTS

IP Developer
Song May Industrial Park
Development Joint Stock Company

BW's Land Area
3,6 ha

Total IP Land Area
250 ha

Location: Road No. 1, Song May Industrial Park, Ho Nai 3
Commune, Trang Bom District, Dong Nai Province

Property Type
Ready-built factory

Land Expiry
2049

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Prime Location: Strategically positioned among well-known manufacturing brands such as Nestlé Vietnam, Suntory PepsiCo Vietnam Beverage, and Vietnam Suzuki Factory.
- Convenient Proximity to Major Transportation Hubs: Just 90 minutes to Tan Son Nhat International Airport and Cat Lai Port, and 60 minutes to Ho Chi Minh City's CBD and Long Thanh International Airport, ensuring seamless access and optimal business operations.
- Big Queen Bess/ big company nearby:

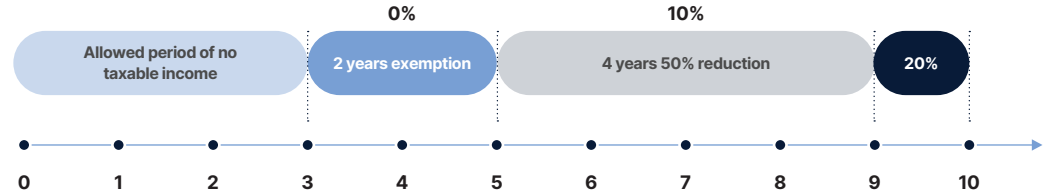
HKC **Hisense** **Nestlé**

SUNTORY
PEPSICO
Suntory PepsiCo Vietnam Beverage

SUZUKI

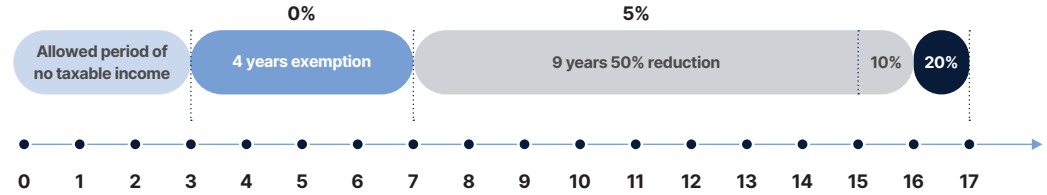
TAX INCENTIVES

Normal tax rate = 20% (for common industries)



Preferential industry tax rate = 10% (for the first 15 years)*

- High-tech, supporting industries
- Total investment capital of 6,000 billion VND (~265 million USD), capital disbursement within 3 years and at least 3,000 employees/year; or total revenue of 10,000 billion VND/year (~435 million USD/year)



UTILITIES

Stable Power Supply: 250-400 KVA/factory
*New price from 20 July, 2023

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)

1,738 VND/kWh

Peak hours

Monday to Saturday:
 • 09:30 - 11:30 (02 hours)
 • 17:00 - 20:00 (03 hours)

3,171 VND/kWh

Off-peak hours

All days from 22:00 to 04:00 the next morning (06 hours)

1,133 VND/kWh

PROXIMITY

	To Long Thanh Int'l Airport	To Cat Lai Port	To District 1, HCMC	To TSN Airport
	18 km	30 km	40 km	49 km
	30 minutes	45 minutes	60 minutes	70 minutes

TRANSPORTATION COST

* Updated price from January, 2021

To	40 ft FCL VND/trip	2 ton truck VND/trip
TSN Airport	4,000,000	3,800,000
Cat Lai Port	2,800,000	2,700,000

*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

4,960,000 VND/month (region 1)

*According to Decree No. 74/2024/ND-CP effective from July 01, 2024

Water usage rate
13,200 VND/m³

Telecommunication by
VNPT or Viettel

Wastewater treatment
7,750 VND/m³
(based on 80% water consumption)

Internet cable and phone lines: Connection points are installed up to the boundary of BW's leased land lot

*All prices are VAT exclusive

BW SONG MAY INDUSTRIAL HUB

LAND LOT






Lot B-4, Road No. 1, Song May Industrial Park,
Ho Nai 3 Commune, Trang Bom District, Dong Nai Province

SPECIFICATION

BUILDING	
Clear Height	7m
Maximum Floor Loading	2 tons/sqm
Column Width * Span	9 - 19,5 m
FACILITIES	
Sectional door	4×4,5m (W×H)
Fire Fighting System	Sprinklers, smoke detectors and fire extinguishers
Power Supply	180 VA/sqm



LEGEND

	Utility house		Office		Parking Area
	Green Area		Canopy		

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.

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