




**BW** INDUSTRIAL


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

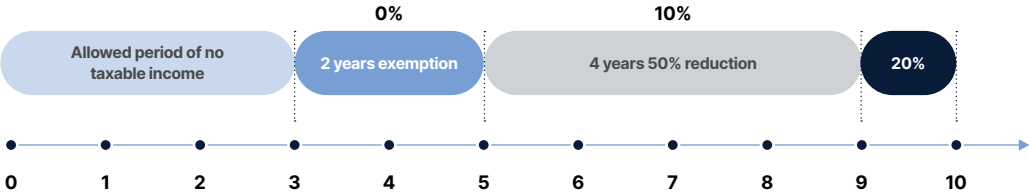
# EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Prime Location: Ideally situated within a thriving industrial ecosystem, surrounded by renowned manufacturers such as Nestlé Vietnam, Suntory PepsiCo Vietnam Beverage, and Vietnam Suzuki Factory.
- Excellent Connectivity: Just 90 minutes from Tan Son Nhat International Airport and Cat Lai Port, and 60 minutes from Ho Chi Minh City's CBD and Long Thanh International Airport, ensuring seamless logistics and efficient business operations.



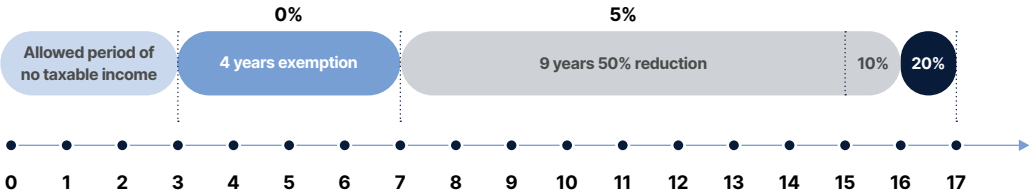
# TAX INCENTIVES

**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




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

# 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

# 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.

# CONTACT US

## HEADQUARTERS

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## BINH DUONG OFFICE

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