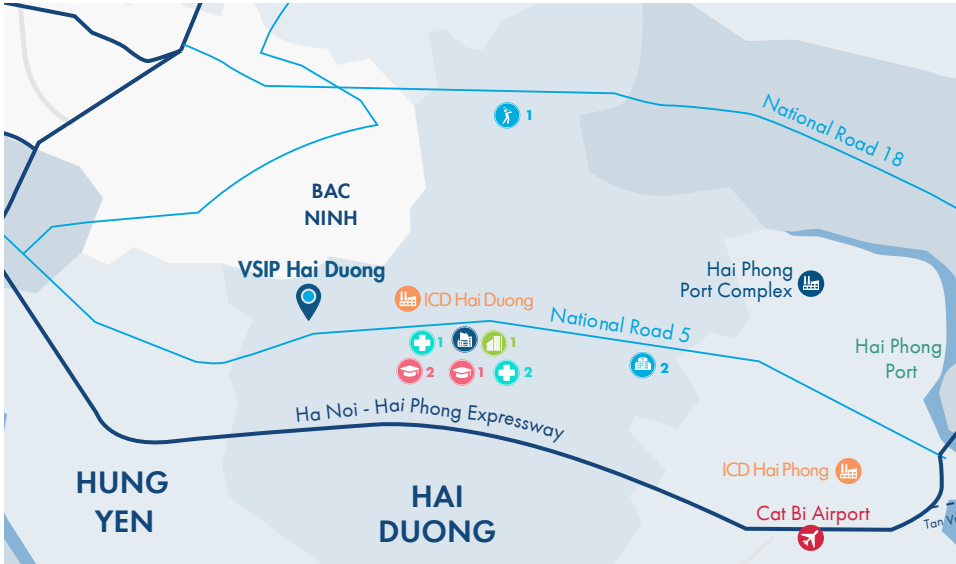


FACILITIES

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

AMENITIES



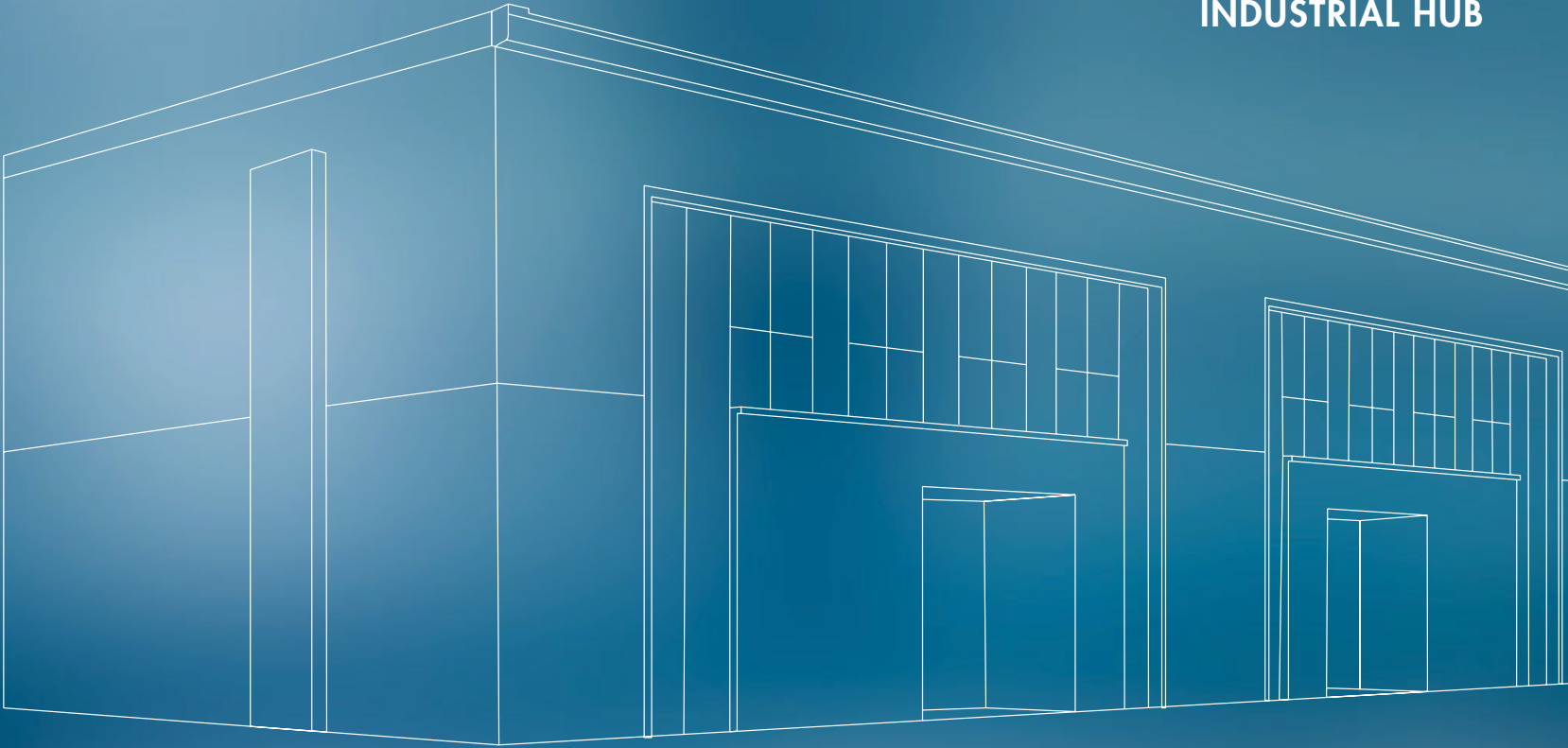
- Hai Duong Administration Center  
(24 km - 20 minutes)
- Hai Duong General Hospital  
(21 km - 25 minutes)
- University of Hai Duong  
(23 km - 30 minutes)
- Chi Linh Golf  
(43 km - 60 minutes)
- Military Hospital No.7  
(23 km - 30 minutes)
- Thanh Dong University  
(19 km - 20 minutes)
- Big C Hai Duong  
(24 km - 30 minutes)
- Hai Duong Garden  
(20 km - 25 minutes)
- Cat Bi Airport



VIETNAM'S LEADING FOR-RENT  
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW VSIP HAI DUONG  
INDUSTRIAL HUB




Address: 11th Floor, TNR Tower, No. 54A  
Nguyen Chi Thanh Street, Lang Thuong Ward,  
Dong Da District, Hanoi


Hotline: (+84) 28 710 29 000  
Website: <https://bwindustrial.com>  
Email: [leasing@bwidjsc.com](mailto:leasing@bwidjsc.com)

*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.*


QUICK FACTS



**IP developer**  
VSIP Hai Duong



**Total IP land area**  
150 ha



**BW's land area**  
42.6 ha



**Location**  
Plot 2,3,5,6,7, Cam Dien - Luong Dien Industrial Park,  
Cam Giang District, Hai Duong Province, Vietnam



**Property type**  
Ready-built  
factory



**Land expiry**  
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategic location with convenient access to both Hanoi and Hai Phong, direct access to Ha Noi - Mong Cai Expressway
- Competitive employment costs (region 3 minimum wage)
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:



TAX INCENTIVES

Normal tax rate = 20%  
(for common industries)

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



UTILITIES



Stable Power Supply: 96 - 333 KVA/factory  
\*New price from November, 2023

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

- Water usage rate: 14500 VND/m<sup>3</sup>
- Domestic wastewater treatment: 26,208 VND/m<sup>3</sup> (based on 80% water consumption)
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

\*All prices are VAT exclusive

PROXIMITY

	To Hanoi Center	To Hai Phong Port	To Noi Bai Airport
	52 km	61km	62 km
	75 minutes	90 minutes	90 minutes

TRANSPORTATION COST

\*Updated price from June 2023

To	40 ft FCL VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	4,500,000	1,600,000
Hai Phong Port	3,710,000	1,400,000

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

MINIMUM WAGE

3,640,000 VND/ month (region 3)  
\*According to Decree No. 38/2022/ND-CP  
effective from July 01, 2022

BW VSIP HAI DUONG  
INDUSTRIAL HUB (PHASE 1) IN5

LAND LOT

Plot IN5  
VSIP Hai Duong IP - Phase 1-2

SPECIFICATIONS

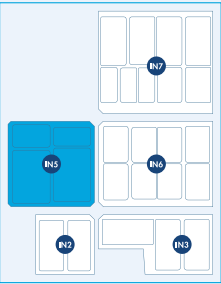
Clear height:  
7.0 m (production area)  
2.9 m (office area, ceiling height)

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

- Factory
- Office
- Canopy
- Utility Area
- Parking Area
- Green Area
- Business Center
- Wastewater Treatment
- Substation

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

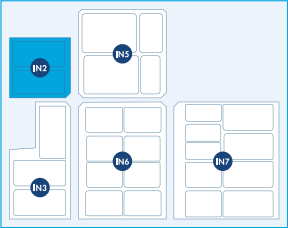
While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.



BW VSIP HAI DUONG  
INDUSTRIAL HUB (PHASE 2) IN2

LAND LOT

Plot IN2  
VSIP Hai Duong IP - Phase 2



SPECIFICATIONS

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

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

- Factory
- Wastewater Treatment
- Canopy
- Office
- Parking Area
- Utility Area & Substation
- Green Area

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

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NATIONAL ROAD 5



ROAD 02





BW VSIP HAI DUONG  
INDUSTRIAL HUB (PHASE 2) IN6

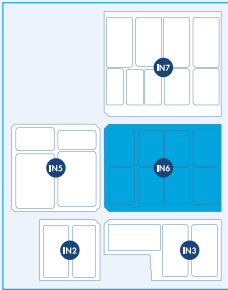
LAND LOT

Plot IN6  
VSIP Hai Duong IP - Phase 2

SPECIFICATIONS

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

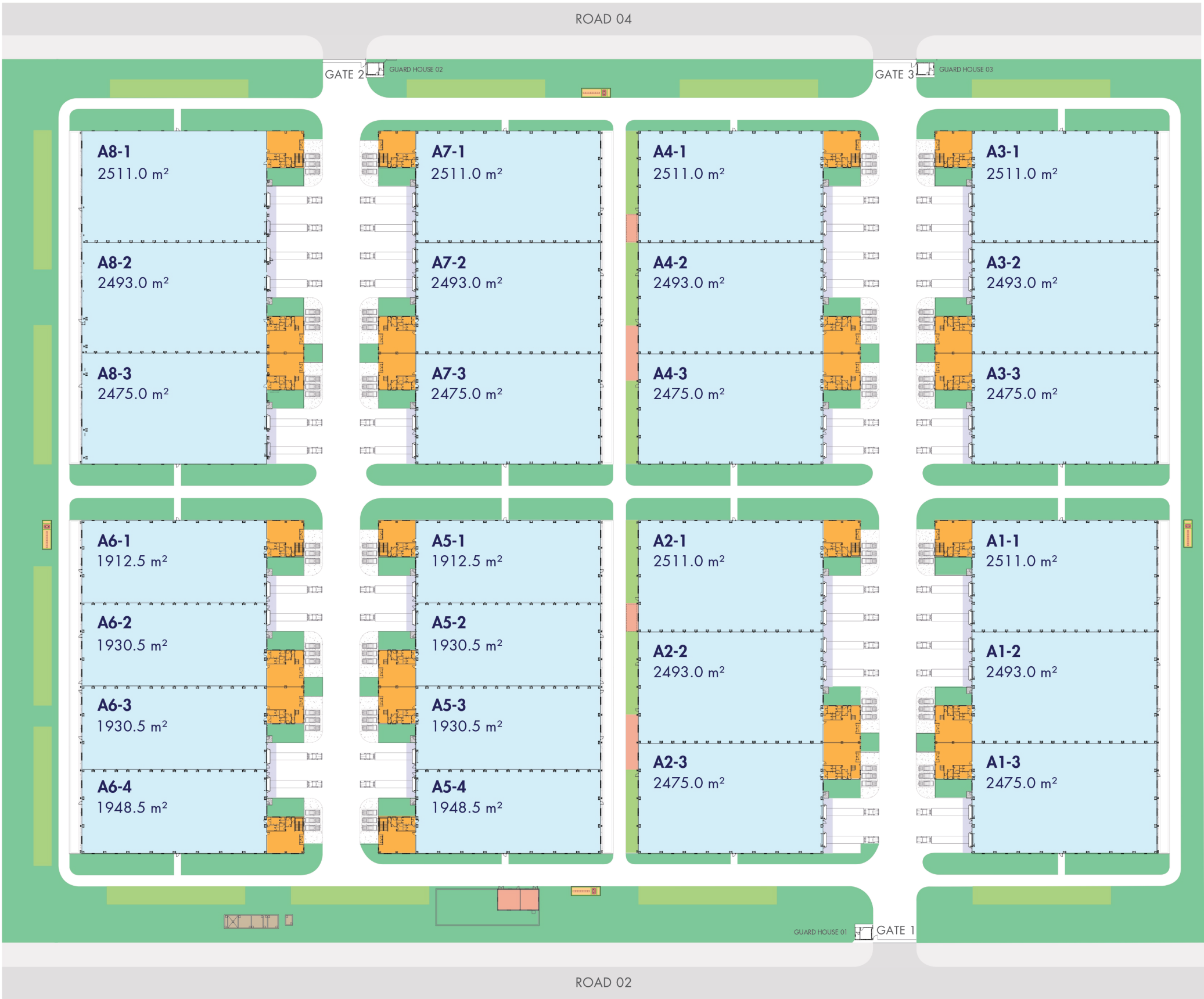
**Factory floor loading:**  
2 tons/sqm. (production area)



- Factory
- Wastewater Treatment
- Canopy
- Office
- Parking Area
- Utility Area
- Green Area
- Substation

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

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**BW VSIP HAI DUONG  
INDUSTRIAL HUB (PHASE 3) IN3**

**LAND LOT**

Plot IN3  
VSIP Hai Duong IP - Phase 3

**SPECIFICATIONS**

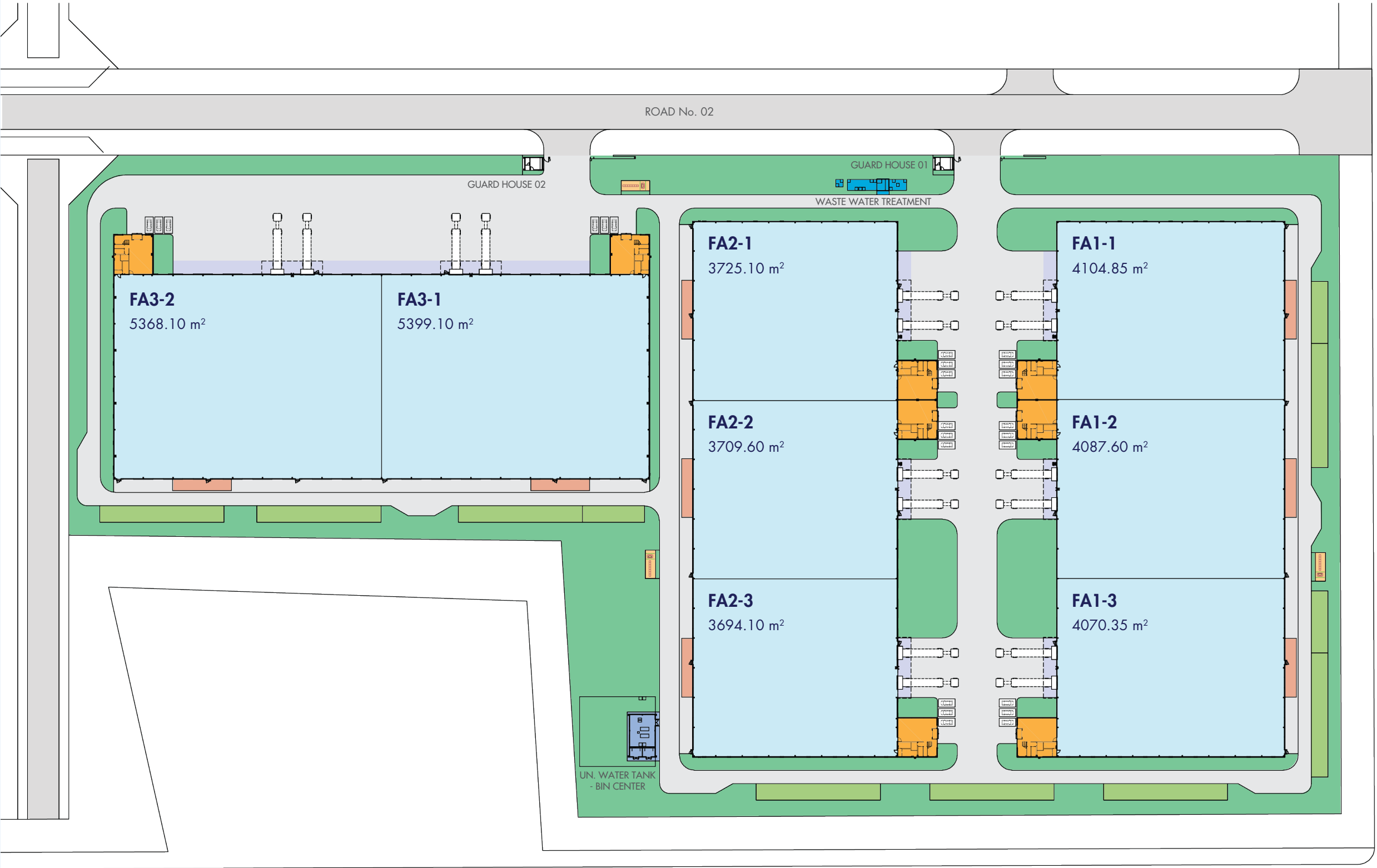
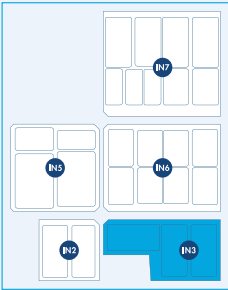
**Clear height:**  
7.0 m (production area)  
2.8 m (office area)

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

- Factory
- Office
- Canopy Loading Bay
- Utility Area
- Power Station
- Parking Area
- Green Area

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

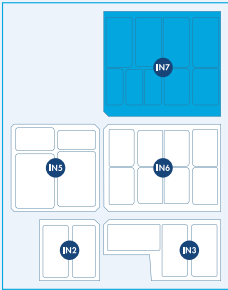
While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.



**BW VSIP HAI DUONG  
INDUSTRIAL HUB (PHASE 3) IN7**

**LAND LOT**

Plot IN7  
VSIP Hai Duong IP - Phase 3



**SPECIFICATIONS**

**Clear height:**  
7.0 m (production area)  
2.8 m (office area)

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

- Factory
- Office
- Canopy
- Utility Area
- Power Station
- Parking Area
- Green Area

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.

