












FACILITIES

-  Car & motorcycle sidewalk parking
-  Fence and security booth
-  Fire fighting (sprinklers, smoke detectors)

AMENITIES



-  Binh Duong Province, Administration Center
-  Becamex Hotel
-  1 Eastern International University
-  Dai Nam Wonderland
-  1 EcoLakes My Phuoc
-  2 Singapore International School
-  Twin Doves Golf Course
-  2 Sora Gardens

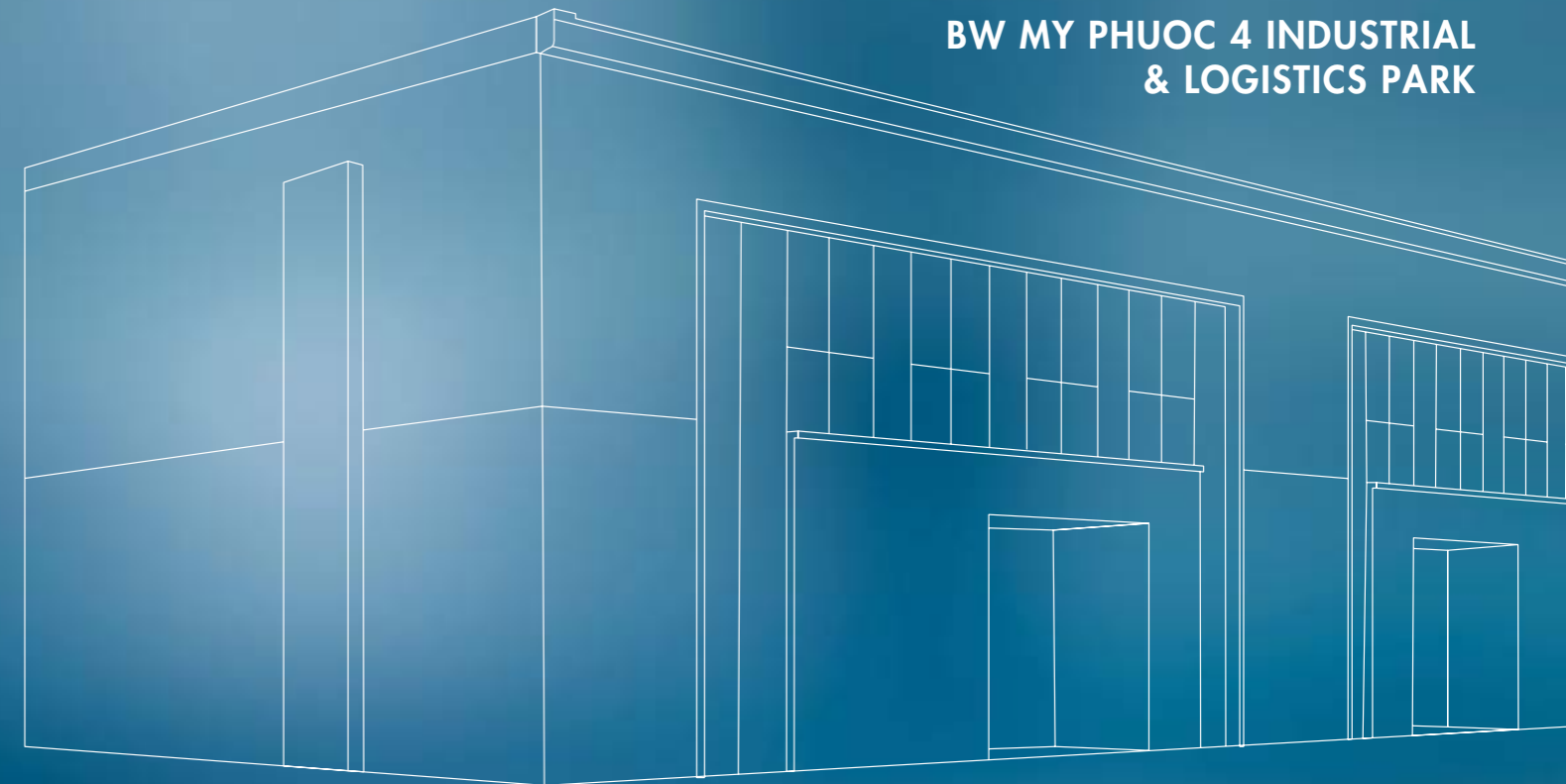
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VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW MY PHUOC 4 INDUSTRIAL
& LOGISTICS PARK



This project is a joint venture between BW - Vietnam's leading logistics & industrial developer and ESR - the largest APAC focused logistics real estate platform.

Hotline: (+84) 28 710 29 000
Website: <https://bwindustrial.com>
Email BW: leasing@bwidjsc.com
Email ESR: fion.ng@esr.com

QUICK FACTS

IP developer
Becamex IDC

Total IP land area
955 ha

BW's land area
38.5 ha

Location
Lot A4, Road NA2, Thoi Hoa Industrial Park, Thoi Hoa Ward,
Ben Cat District, Binh Duong Province, Vietnam

Property type
Ready-built factory

Land expiry
2056

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategic location with close proximity to Binh Duong New City. Easy access to main infrastructure and amenities of Binh Duong
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Renowned companies in the neighborhood:



KUMHO TIRE

Mondelēz International

Panasonic

Nestlé



P&G



TAX INCENTIVES

Normal tax rate = 20%
(for common industries)

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

*Applicable to preferential industries:
 • 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
- Wastewater treatment: 11,553 VND/m³ (based on 80% water consumption)
- Telecommunication by VNTT
- 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 TSN Airport	To District 1, HCMC	To Cat Lai Port	To Long Thanh Int'l Airport
	48 km	49 km	58 km	77 km
	80 minutes	90 minutes	100 minutes	120 minutes

TRANSPORTATION COST

*Updated price from January 2021

To	40 ft FCL VND/trip	2 ton truck VND/trip
TSN Airport	3,600,000	3,400,000
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 January 01, 2024

BW MY PHUOC 4 INDUSTRIAL & LOGISTICS PARK - LOT A3

LAND LOT

Lot A3

My Phuoc 4 IP - Binh Duong

SPECIFICATIONS

Clear Height	10.5 m
Floor Loading	3 tons/sqm
Platform Height	1.3 m
Loading Bay	4.5 m (6 m canopy)
Dock Levelers	2-4 docks + 2-4 reserves per unit
Fire Fighting System	Sprinklers, smoke detectors, fire extinguishers
Power Supply	10 VA/sqm
Parking Lots	921 bike lots
Shutter Door	4 x 4.5 m

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

Warehouses	Parking Area	Office	Canopy	Ramp
Factories	FM Office	Power Station	Green Area	



BW MY PHUOC 4 INDUSTRIAL & LOGISTICS PARK - LOT A4

LAND LOT

Lot A4
My Phuoc 4 IP - Binh Duong

SPECIFICATIONS

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

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

- Factory
- Office
- Canopy
- Utility Area
- Parking Area
- Green Area
- Fence

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

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