



**BW** INDUSTRIAL

PROJECT PITCHBOOK

# **BW VINH LOC 2** **INDUSTRIAL & LOGISTICS PARK**

# QUICK FACTS

**IP Developer**  
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation

**BW's Land Area**  
10 ha

**Total IP Land Area**  
226 ha

**Location:**  
Lot A: A1 Area, Vinh Loc 2 Industrial Zone, National Road 1, Voi La Hamlet, Long Hiep Commune, Ben Luc District, Long An  
  
Lot C: C2 Area, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, Long Hiep Commune, Ben Luc District, Long An

**Property Type**  
Ready-built factory

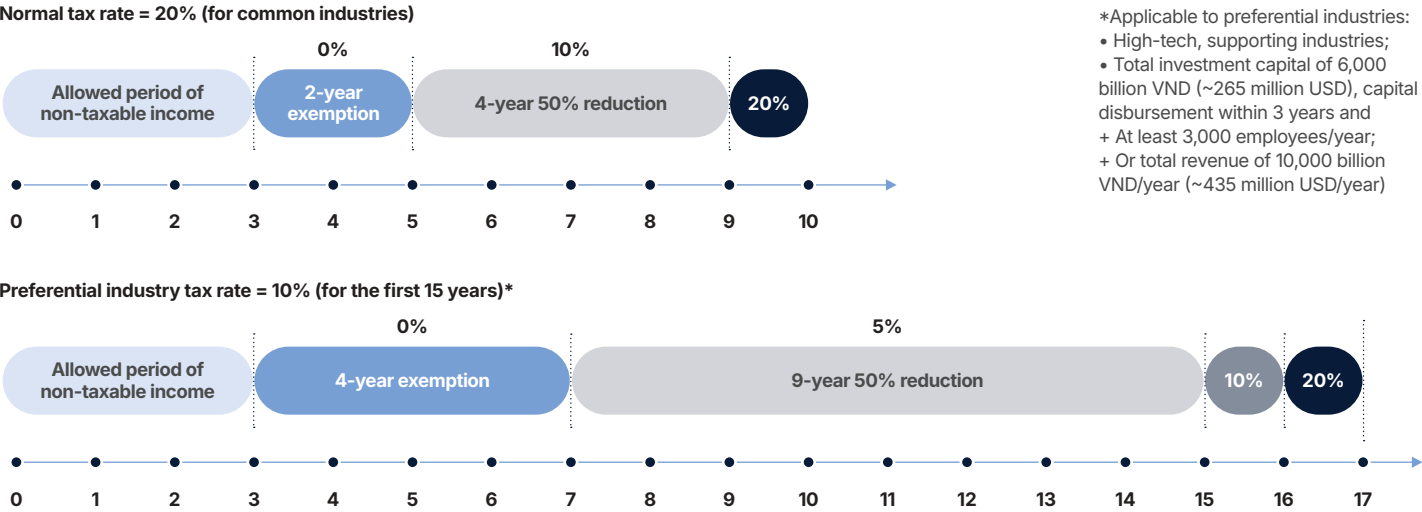
**Land Expiry**  
2061

# EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Excellent Accessibility: Located just 1 hour from Ho Chi Minh City's CBD and Tan Son Nhat International Airport, and 75 minutes from Cat Lai Port via National Road 1A and the HCMC-Trung Luong Expressway.
- Strategic Location: Situated near well-known manufacturing brands such as Lotte F&B Logistics and CJ Food, the site provides exceptional convenience for business growth & collaboration.



# TAX INCENTIVES



# UTILITIES

**Stable Power Supply: 250-400 KVA/factory**  
\*Updated price as of 2025

|  | Low tension 380 V<br>(voltage level < 6 KV) |
|--|---|
| <b>Normal hours</b><br>Monday to Saturday: <ul style="list-style-type: none"><li>• 04:00 - 09:30 (05 hours and 30 minutes)</li><li>• 11:30 - 17:00 (05 hours and 30 minutes)</li><li>• 20:00 - 22:00 (02 hours)</li></ul> Sunday: 04:00 - 22:00 (18 hours) | 1,896 VND/kWh                               |
| <b>Peak hours</b><br>Monday to Saturday: <ul style="list-style-type: none"><li>• 09:30 - 11:30 (02 hours)</li><li>• 17:00 - 20:00 (03 hours)</li></ul>   | 3,474 VND/kWh                               |
| <b>Off-peak hours</b><br>Every day of the week, from 22:00 to 04:00 the following morning  | 1,241 VND/kWh                               |

**Water usage rate**  
17,186 VND/m<sup>3</sup>

**Telecommunication by**  
Viettel & VNPT

**Wastewater treatment**  
9,312 VND/m<sup>3</sup>  
(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

# DISTANCE TO KEY GATEWAYS

|  | To Long Thanh<br>Int'l Airport | To Cat Lai Port | To District 1,<br>HCMC | To TSN<br>Airport |
|--|--------------------------------|-----------------|------------------------|-------------------|
|  | 18 km                          | 30 km           | 40 km                  | 49 km             |
|  | 30 mins                        | 45 mins         | 60 mins                | 70 mins           |

# TRANSPORTATION COSTS

\* Updated price as of 2025

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

\*The cost above includes trucking and toll fees only, and does not take into consideration lift-on/lift-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, 2025

# BW VINH LOC 2 INDUSTRIAL & LOGISTICS PARK (LOT A)

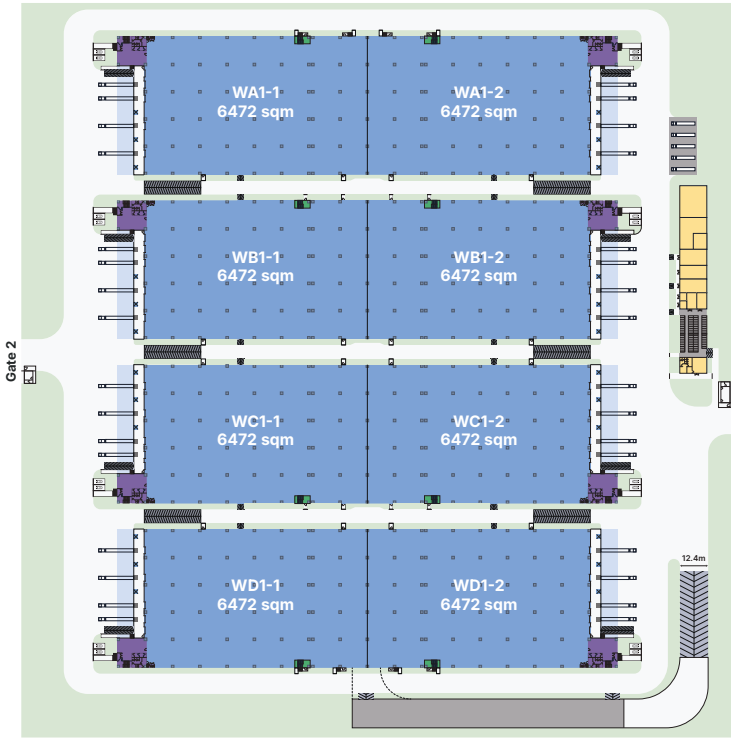
**LAND LOT**  
Lot A: A1 Area, Vinh Loc 2 Industrial Zone, National Road 1, Voi La Hamlet, Long Hiep Commune, Ben Luc District, Long An

## SPECIFICATIONS

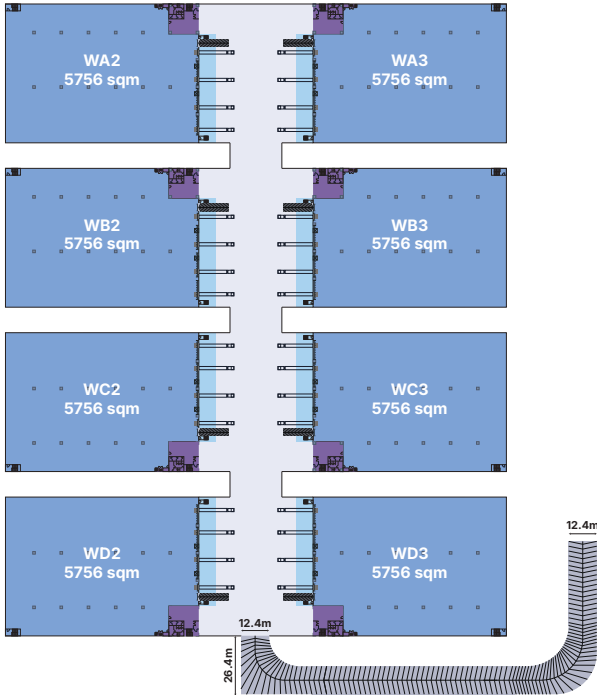
|                              |   |
|------------------------------|---|
| Clear Height                 | 9m  |
| Floor Elevation              | 1,3m  |
| Maximum Floor Loading        | GF: 3 tons/sqm<br>2F: 2,5 tons/sqm  |
| Column Width * Span          | GF: 11,9m × 12,5m<br>2F: 24,05m - 23,8m - 12,15m × 12,5m  |
| Dock Leveler                 | GF: 4 docks + 3 reserves per unit<br>2F: 4 docks + 2 reserves per unit                                |
| Front Canopy                 | GF: 6m virtual<br>2F: 6m  |
| Door                         | GF: 3m x 3,5m (W × H)<br>2F: 8m → 10,5m × 3,5m (W×H)  |
| Firefighting Systems         | ESFR system, smoke exhaust, emergency light, fire alarm, fire hose reel, sprinkler, fire extinguisher |
| Power Supply                 | 180VA/sqm   |
| Parking                      | ~850 slots  |
| Green Building Certification | LEED Gold   |

The dimensions listed above are presented as Gross Leasable Area (GLA). While every effort has been made to ensure the accuracy of the plans at the time of printing, the Developer shall not be held responsible for any changes arising from authority requirements.

# VINH LOC 2 – LOT A



GROUND FLOOR



2<sup>ND</sup> FLOOR

## LEGEND

|               |            |              |              |
|---------------|------------|--------------|--------------|
| Utility House | Green Area | Canopy       | Loading Area |
| Office        | RAMP       | Parking Area |              |





# BW VINH LOC 2 INDUSTRIAL & LOGISTICS PARK (LOT C)

**LAND LOT**  
Lot C: C2 Area, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, Long Hiep Commune, Ben Luc District, Long An

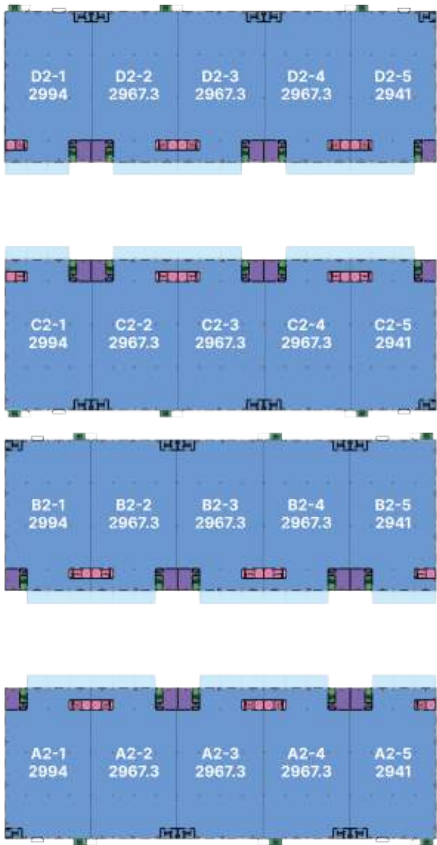
## SPECIFICATIONS

|                       |  |
|-----------------------|--|
| Clear Height          | 7m   |
| Floor Elevation       | 1,3m (sunken)                                    |
| Maximum Floor Loading | GF: 2 tons/sqm<br>2F: 1,5 tons/sqm               |
| Column Width * Span   | GF: 10m × 10m<br>2F: 20m - 10m × 10m             |
| Dock Leveler          | 1 docks + 1 reserves per unit                    |
| Front Canopy          | 6m   |
| Door                  | GF: 4m x 4,5m (W × H)<br>2F: 7m→ 8m × 4,5m (W×H) |
| Power Supply          | 180VA/sqm  |
| Parking               | ~652 slots                                       |

# VINH LOC 2 – LOT C



GROUND FLOOR



2ND FLOOR

## LEGEND

|               |              |        |             |                       |
|---------------|--------------|--------|-------------|-----------------------|
| Utility House | Green Area   | Canopy | Elevator    | Waste Water Treatment |
| Office        | Parking Area | Ramp   | Substations | Staircase             |

The dimensions listed above are presented as Gross Leasable Area (GLA). While every effort has been made to ensure the accuracy of the plans at the time of printing, the Developer shall not be held responsible for any changes arising from authority requirements.