



VIETNAM'S LEADING FOR-RENT  
LOGISTICS & INDUSTRIAL DEVELOPER

# PROJECT PITCHBOOK

📍 BW NAM DINH VU INDUSTRIAL HUB



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# QUICK FACTS



**IP developer**  
Sao Do Investment Group JSC



**Total IP land area**  
1,329 ha



**BW's land area**  
Phase 1: 10 ha  
Phase 2: 11.78 ha  
Phase 3: 7.6 ha  
Phase 4: 5.9 ha



**Location**  
Phase 1&2: Lot CN4 - 01, CN4 - 02 Non-tariff Zone and Nam Dinh Vu Industrial Zone (Zone 1) Dinh Vu – Cat Hai Economic Zone, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam

Phase 3&4: Lot CN10 - 01, CN10 - 02 Non-tariff Zone and Nam Dinh Vu Industrial Zone (Zone 1) Dinh Vu - Cat Hai Economic Zone, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam



**Property type**  
Ready-built factory



**Land expiry**  
2059

# EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Lach Huyen International Deep-sea Port – the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Easy set up of EPEs (Export Processing Enterprise)
- Preferential tax rate (belonged to Dinh Vu – Cat Hai Special Economic Zone)
- Renowned companies in the neighborhood

PEGATRON

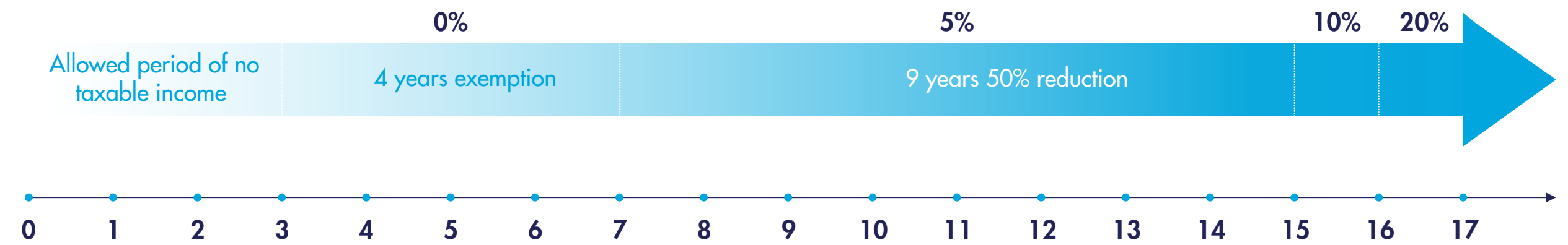


KYOCERA



# TAX INCENTIVES

\*The 10% tax rate is applicable to 15 years counting from the 1<sup>st</sup> year that company starts business activities and get "revenue"





# UTILITIES

Power Supply:  
Tenant will install feeder cables from the main switchboard to its distribution and sub-distribution boards (180VA/sqm/production area)

**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)	<b>1,896</b> VND/kWh
<b>Peak hours</b>	Monday to Saturday: • 09:30 - 11:30 (02 hours) • 17:00 - 20:00 (03 hours)	<b>3,474</b> VND/kWh
<b>Off-peak hours</b>	All days from 22:00 to 04:00 the next morning (06 hours)	<b>1,241</b> VND/kWh

\*New price from November, 2023



Water usage rate

**16,300**  
VND/m<sup>3</sup>



Wastewater treatment

**9,000**  
VND/m<sup>3</sup>

(80% of water supply volume and within effluent standards)



Telecommunication by

**VNPT & Viettel**

\*All prices are VAT exclusive  
\*Other terms and conditions are subject to utility contract with the industrial park developer

# PROXIMITY



To Hai Phong -  
Tan Vu Port



To Hai Phong City



To Cat Bi Airport



To Hanoi CBD

# TRANSPORTATION COST

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
<b>Hai Phong - Tan Vu Port</b>	1,000,000	1,300,000	600,000
<b>Noi Bai Airport</b>	4,700,000	5,000,000	1,800,000

\*Updated price from January 2025

\*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 38/2022/NĐ-CP effective from July 01, 2022

# FACILITIES

**P** Car & motorcycle parking

**✓** 24hr security with CCTV, lighting in common area

**🚒** Fire alarm system (Beam detector/smoke detector, Manual call point), emergency and exit light, fire hose box, fire extinguisher, smoke exhaust fan\*, sprinkler\*, lightning protection.

\*installed from phase 2

# AMENITIES



**🏛️** Hai Phong Administration Center (15 km - 30 minutes)

**🎓** Gateway International School Hai Phong (17 km - 30 minutes)

**🏠** Somerset Central TD Hai Phong City (14 km - 20 minutes)

**🏬** Vincom Plaza Hai Phong (15 km - 23 minutes)

**🎓** Vinschool Imperia Hai Phong (18 km - 30 minutes)

**🏠** Vinhomes Imperia Hai Phong (18 km - 20 minutes)

**🏥** Vinmec Hai Phong International Hospital (18 km - 30 minutes)

**🎓** QSI International School of Hai Phong (18 km - 30 minutes)

**🏌️** BRG Ruby Tree Golf Resort (26 km - 31 minutes)

**🏥** Hai Phong International Hospital (18 km - 30 minutes)

**🏌️** Vinpearl Golf Hai Phong (31 km - 50 minutes)

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.

# BW NAM DINH VU INDUSTRIAL HUB (PHASE 1)

## LAND LOT

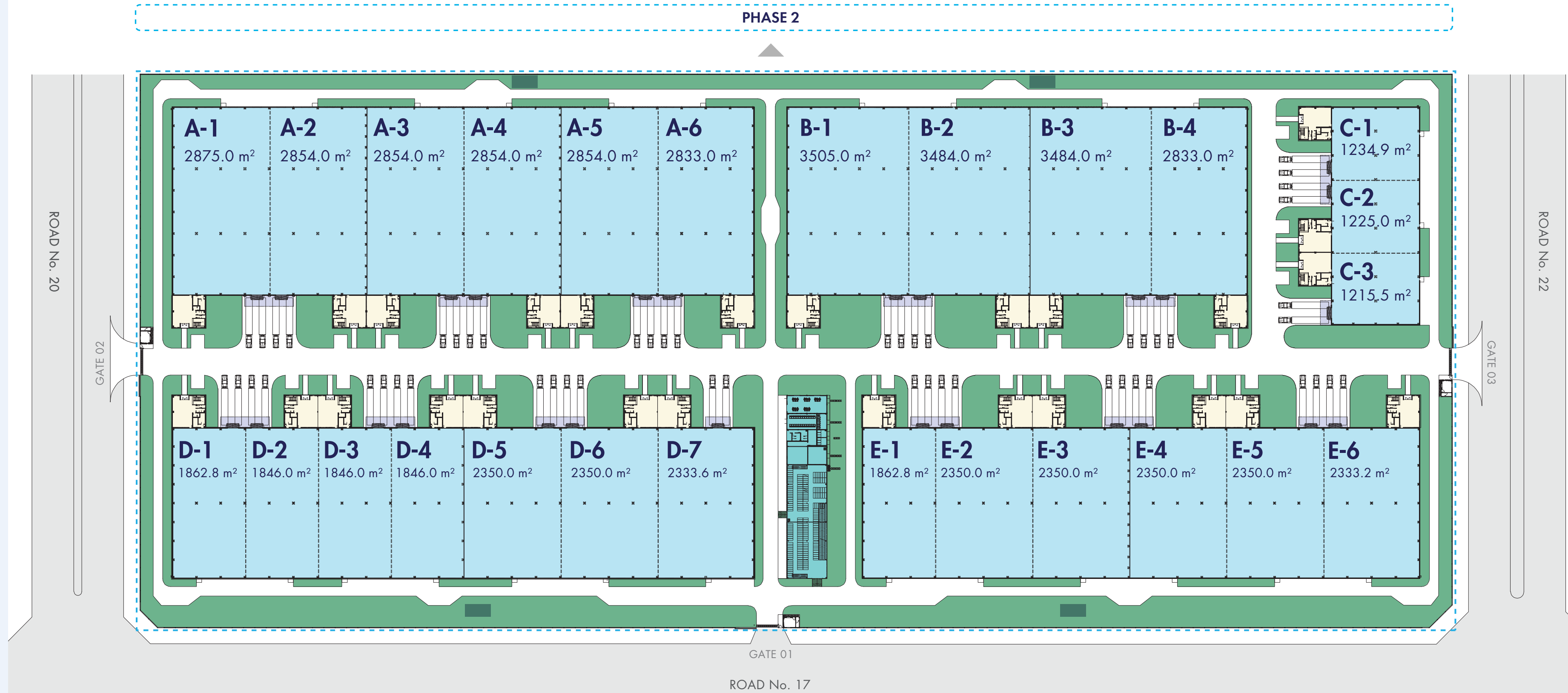
Lot CN4-01  
Nam Dinh Vu IP - Hai Phong (Phase 1)

## SPECIFICATIONS

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

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

- Factory
- Office
- Canopy
- 2-storey Parking Area & FM Room
- Green Area
- Substation
- Fence



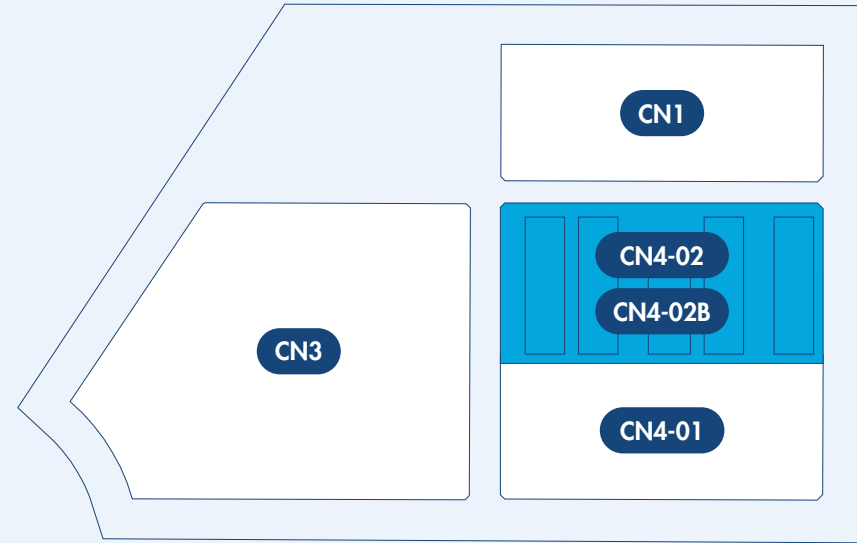
The listed dimension is in form of Gross Leasable Area (GLA).  
While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.



# BW NAM DINH VU INDUSTRIAL HUB (PHASE 2)

## LAND LOT

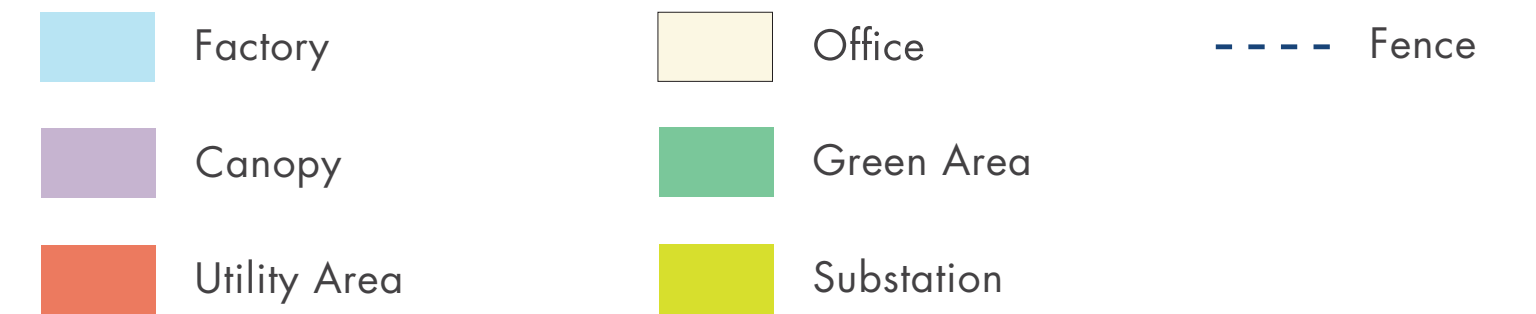
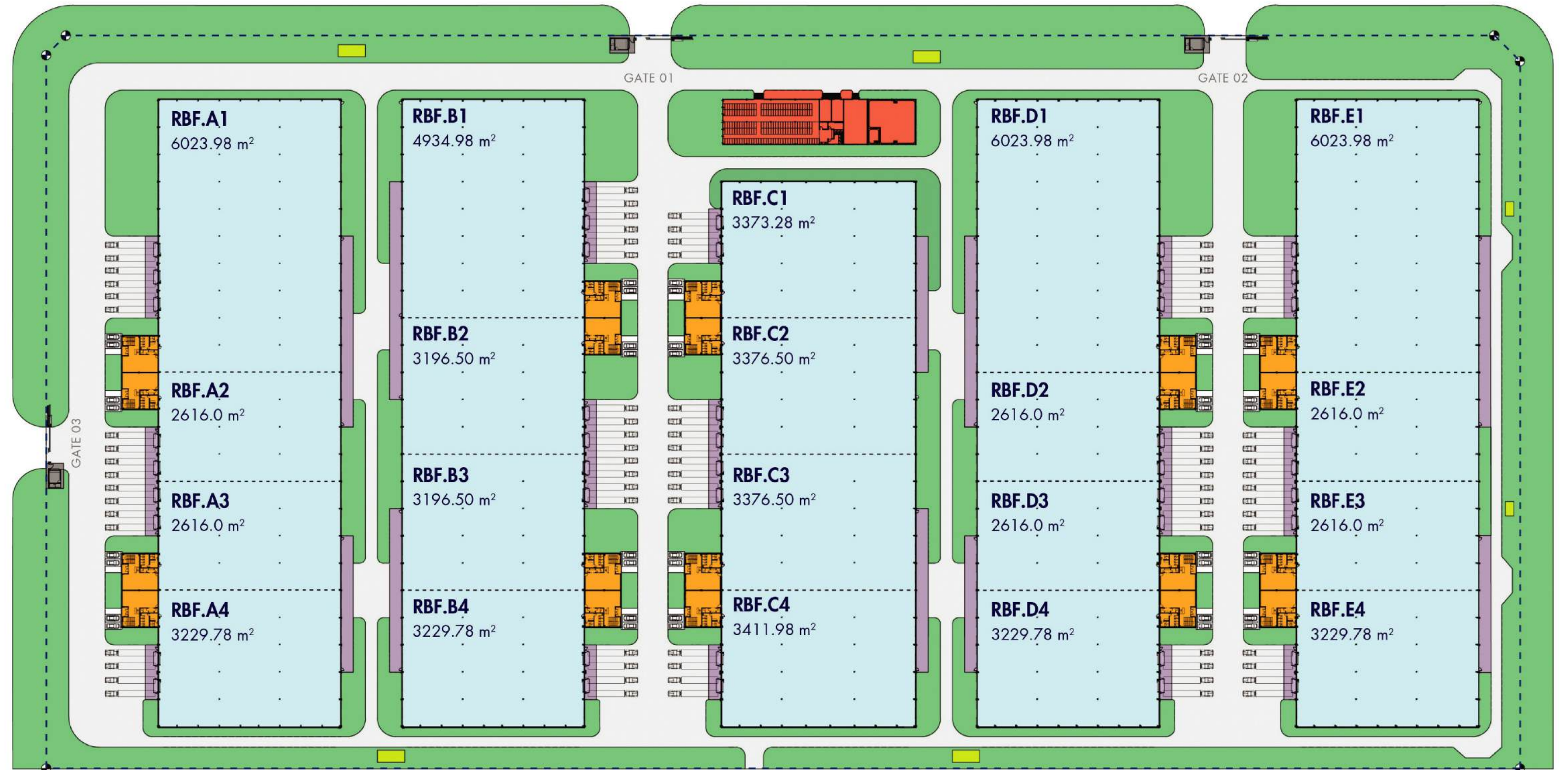
Lot CN4-02 & CN4-02B  
Nam Dinh Vu IP - Hai Phong (Phase 2)



## SPECIFICATIONS

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

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

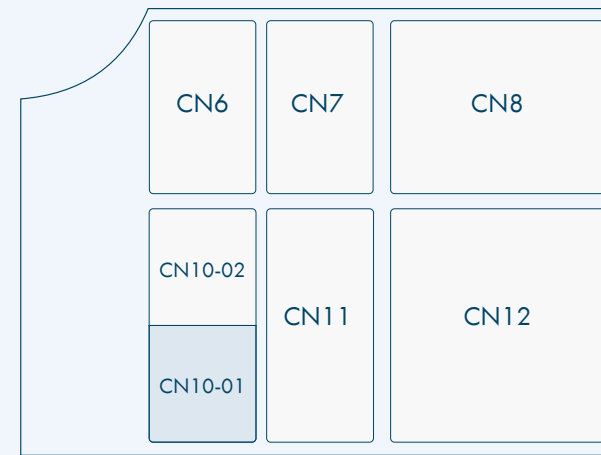


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# BW NAM DINH VU INDUSTRIAL HUB (PHASE 3)

## LAND LOT

Lot CN10-01  
 Nam Dinh Vu  
 Nam Hai – Hai Phong



## SPECIFICATION

### BUILDING

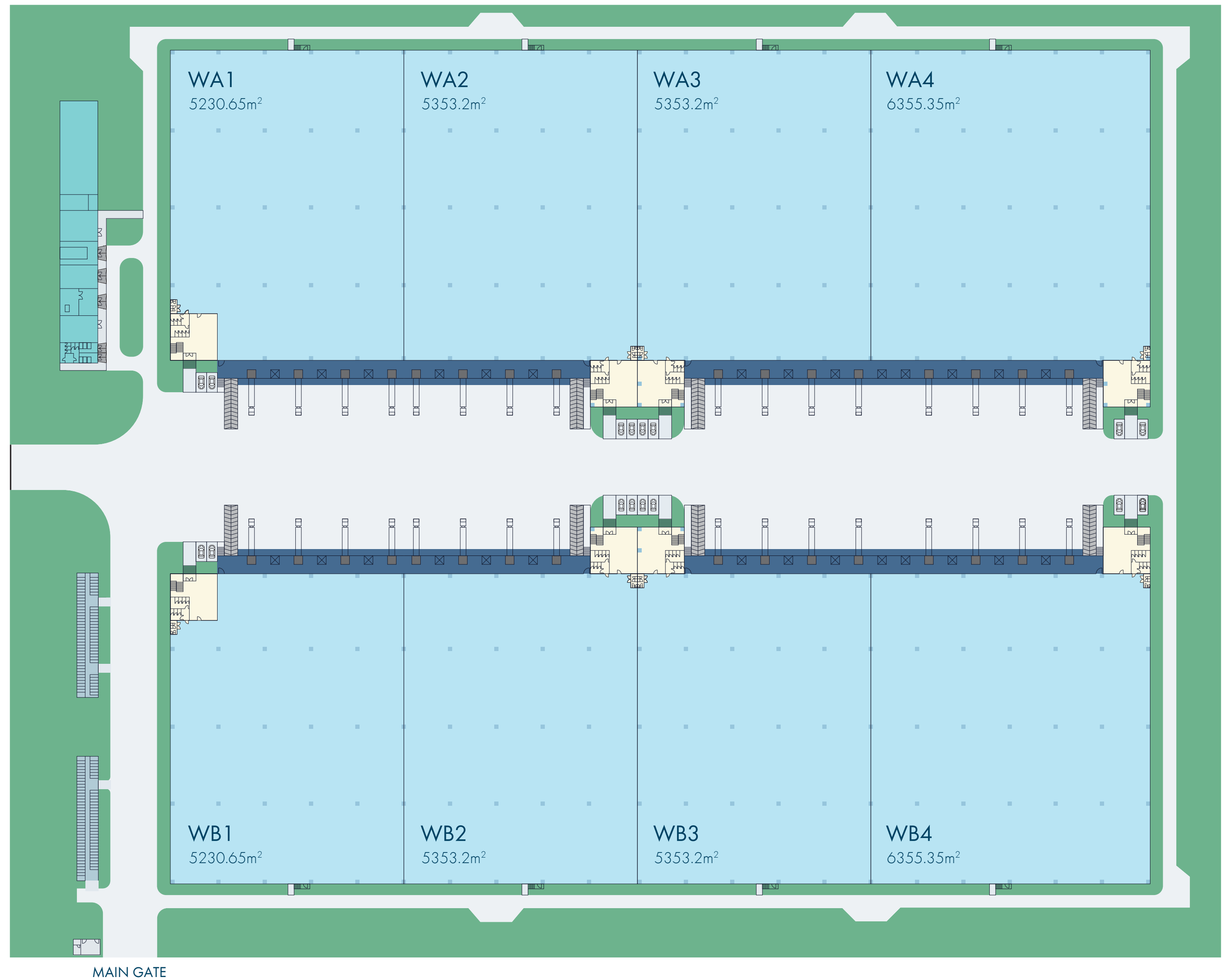
Clear Height	9m
Platform Height	1.3m
Floor Loading	3 tons/sqm
Column Width * Span	12m
Loading dock	4-5 docks 4-5 reserved docks per unit
Loading bay	4-5 docks

### FACILITIES

Sectional Door	3m x 3.5m
Lighting	150lx (production area) 300lx (office area)
Fire Fighting System	Automatic ESFR sprinkler (NFPA13 for high rack), Fire hose boxes, Fire extinguishers, Beam detector, Smoke exhaustion, Emergency light.
Power Supply	20 VA/sqm
Parking lots	154 motorbike lots

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## LEGEND

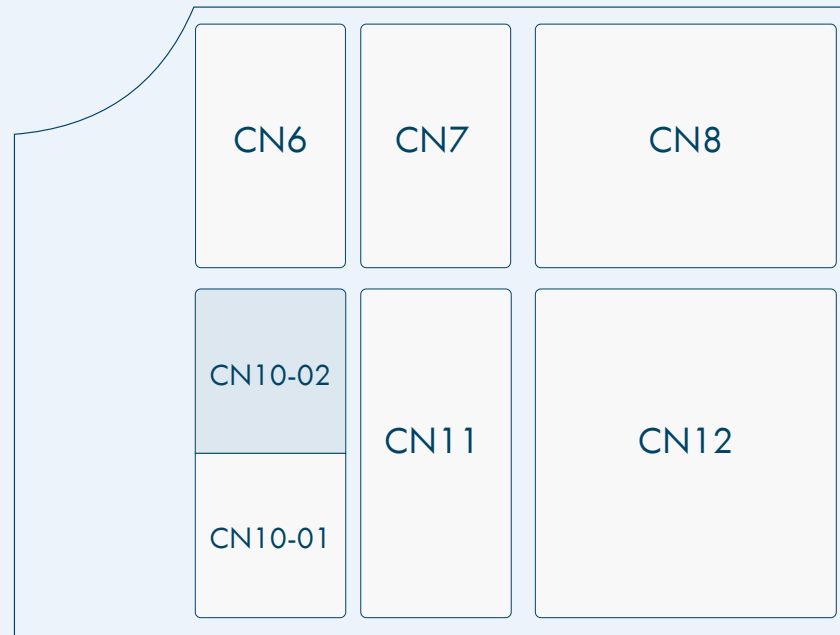
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> Warehouse	<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700; border:1px solid black;"></span> Office	<span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> Parking area
<span style="display:inline-block; width:15px; height:15px; background-color:#008080; border:1px solid black;"></span> Utility house	<span style="display:inline-block; width:15px; height:15px; background-color:#000080; border:1px solid black;"></span> Canopy	<span style="display:inline-block; width:15px; height:15px; background-color:#008000; border:1px solid black;"></span> Green Area



**BW NAM DINH VU  
INDUSTRIAL HUB (PHASE 4)**

**LAND LOT**

Lot CN10-02  
Nam Dinh Vu IP  
Nam Hai – Hai Phong

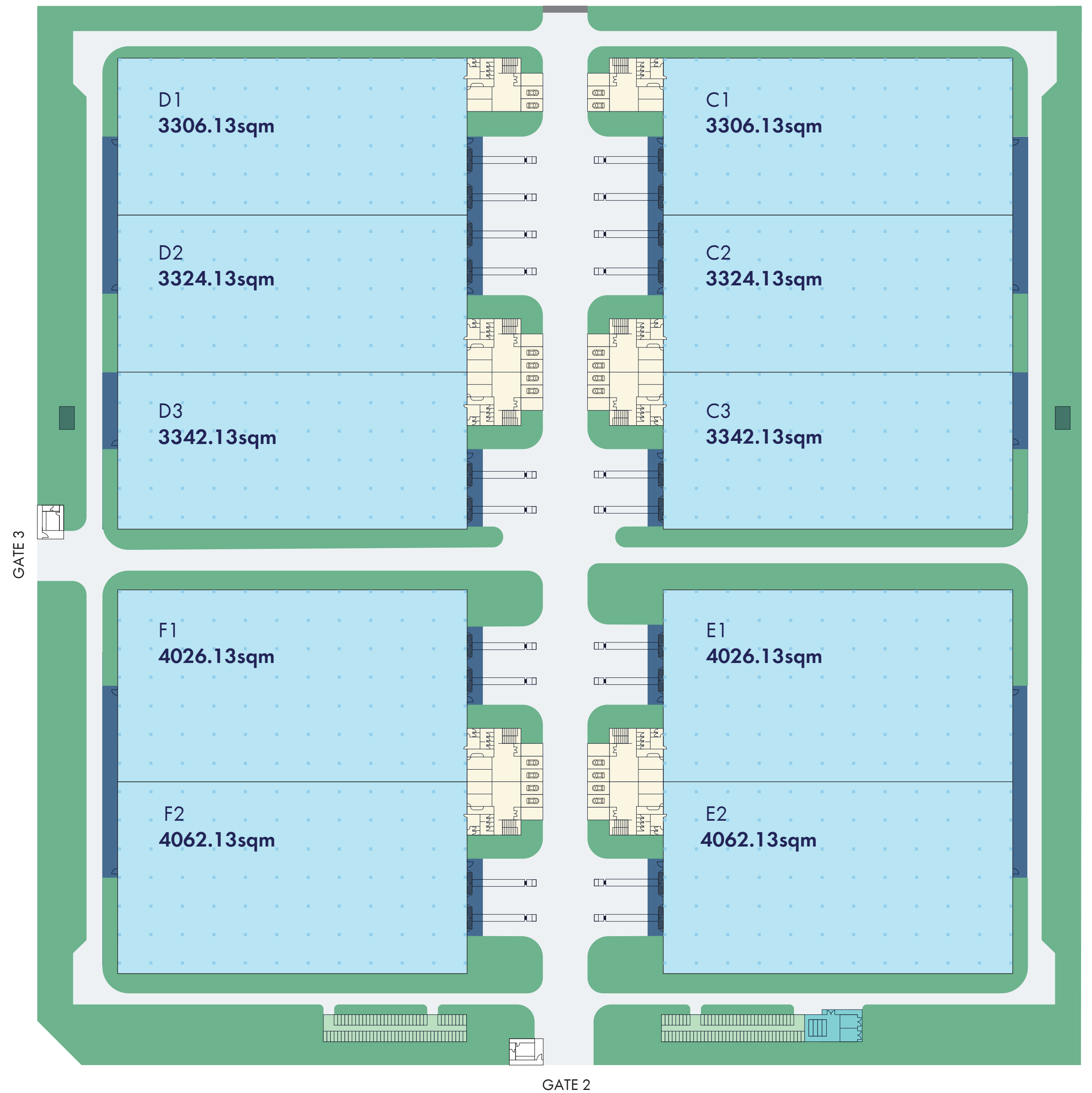


**SPECIFICATION**

<b>Clear Height</b>	7m (production area) 2.8m (office area ceiling height)
<b>Floor loading</b>	2 tons/sqm (production)

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

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**LEGEND**

- Factory
- Office
- Bike parking
- Substation
- Utility house
- Canopy
- Green area