



BW INDUSTRIAL

PROJECT PITCHBOOK

BW PHỞ NỔI A LOGISTICS PARK



DISTANCE TO KEY GATEWAYS

To		
Hanoi CBD	27 km	45 mins
Noi Bai Airport	43 km	60 mins
Hai Phong Port	100 km	90 mins

LOGISTICS COSTS

To	Container 20'	Container 40'
Noi Bai Airport	1,500,000	2,500,000
Hai Phong Port	5,000,000	5,500,000
Lang Son	5,500,000	7,000,000
Lao Cai	8,000,000	10,000,000

* price unit: VND/trip

BW PHO NOI A LOGISTICS PARK

LAND LOT

Lot CN8 at G1 and G2 Road, Pho Noi A Industrial Park Expansion (92.5 hectares), My Hao Ward, Hung Yen Province

SPECIFICATIONS

Structure type	GF: Reinforced concrete (Slab, Column, Beam)
Column Width * Span	11.8m x 11.8m
Clear Height	Up to 9m
Floor Elevation	1.3m
Maximum Floor Loading	3 tons/sqm
Office	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Front Canopy	6m
Operating Door	Mega sectional door: 9.5m / 8m x 3.5m
Dock Leveler	50% equipped 50% reserved dock pit
Fire Fighting Systems	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers, ASD system
Power Supply	Warehouse: 20 VA/sqm Office: 100 VA/sqm
Lighting	Warehouse: 150 lux Office: 300 lux
Parking	900 bike lots

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.

GROUND FLOOR



BW PHO NOI A LOGISTICS PARK

LAND LOT

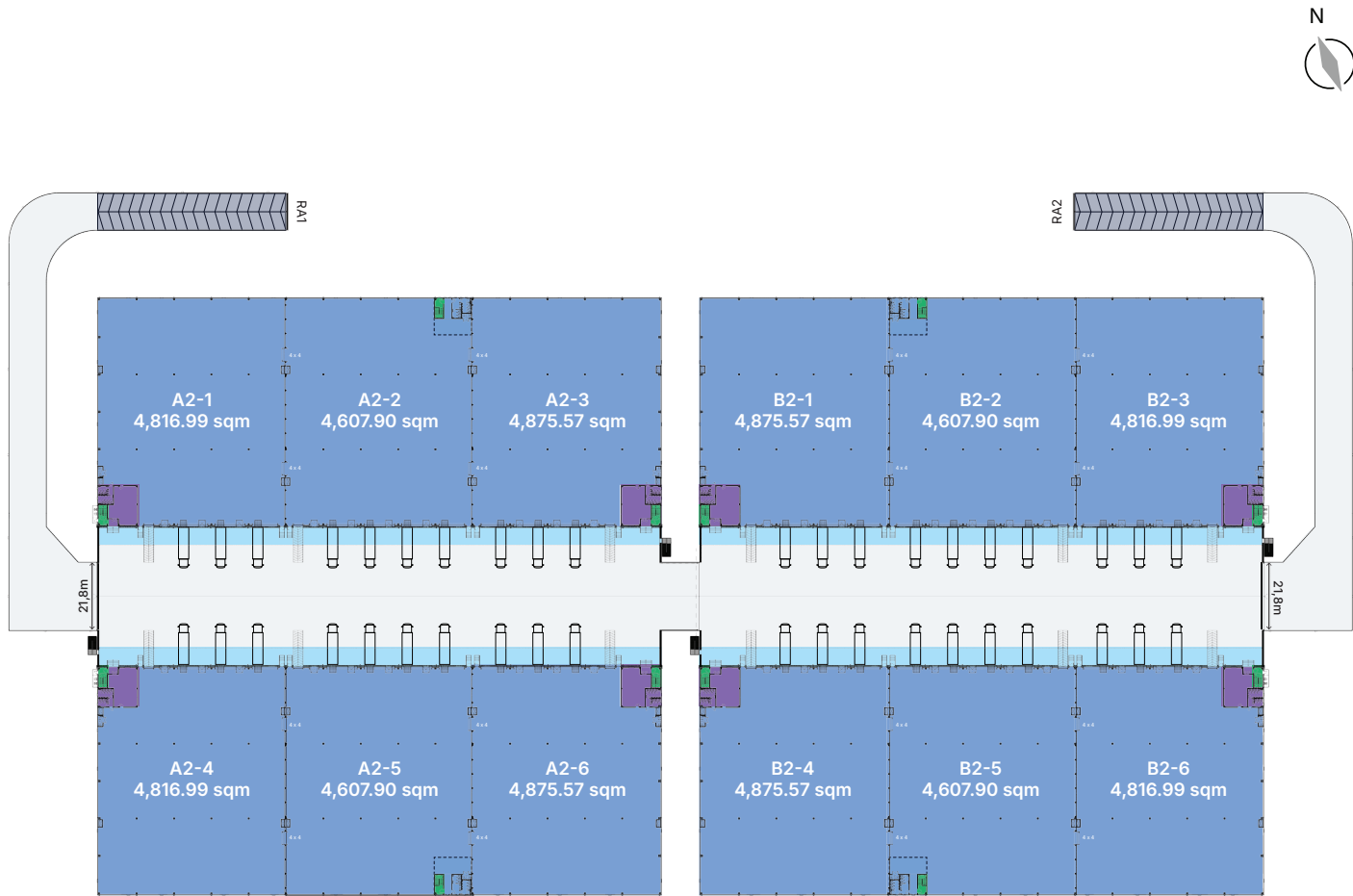
Lot CN8 at G1 and G2 Road, Pho Noi A Industrial Park Expansion
(92.5 hectares), My Hao Ward, Hung Yen Province

SPECIFICATIONS

Structure type	2F: Reinforced concrete (Slab, Column, Rafter) Roof: Steel structure
Column Width * Span	11.8m x 23.6m / 24.5m
Clear Height	9m
Floor Elevation	1.3m
Maximum Floor Loading	2.5 tons/sqm
Office	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Front Canopy	6m
Operating Door	Mega sectional door: 9.5m / 8m x 3.5m
Dock Leveler	50% equipped 50% reserved dock pit
Fire Fighting Systems	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers, ASD system
Power Supply	Warehouse: 20 VA/sqm Office: 100 VA/sqm
Lighting	Warehouse: 150 lux Office: 300 lux

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.

2ND FLOOR



LEGEND

Office	Staircase	Ramp	Canopy	Mezzanine-level Office at 5,4m
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