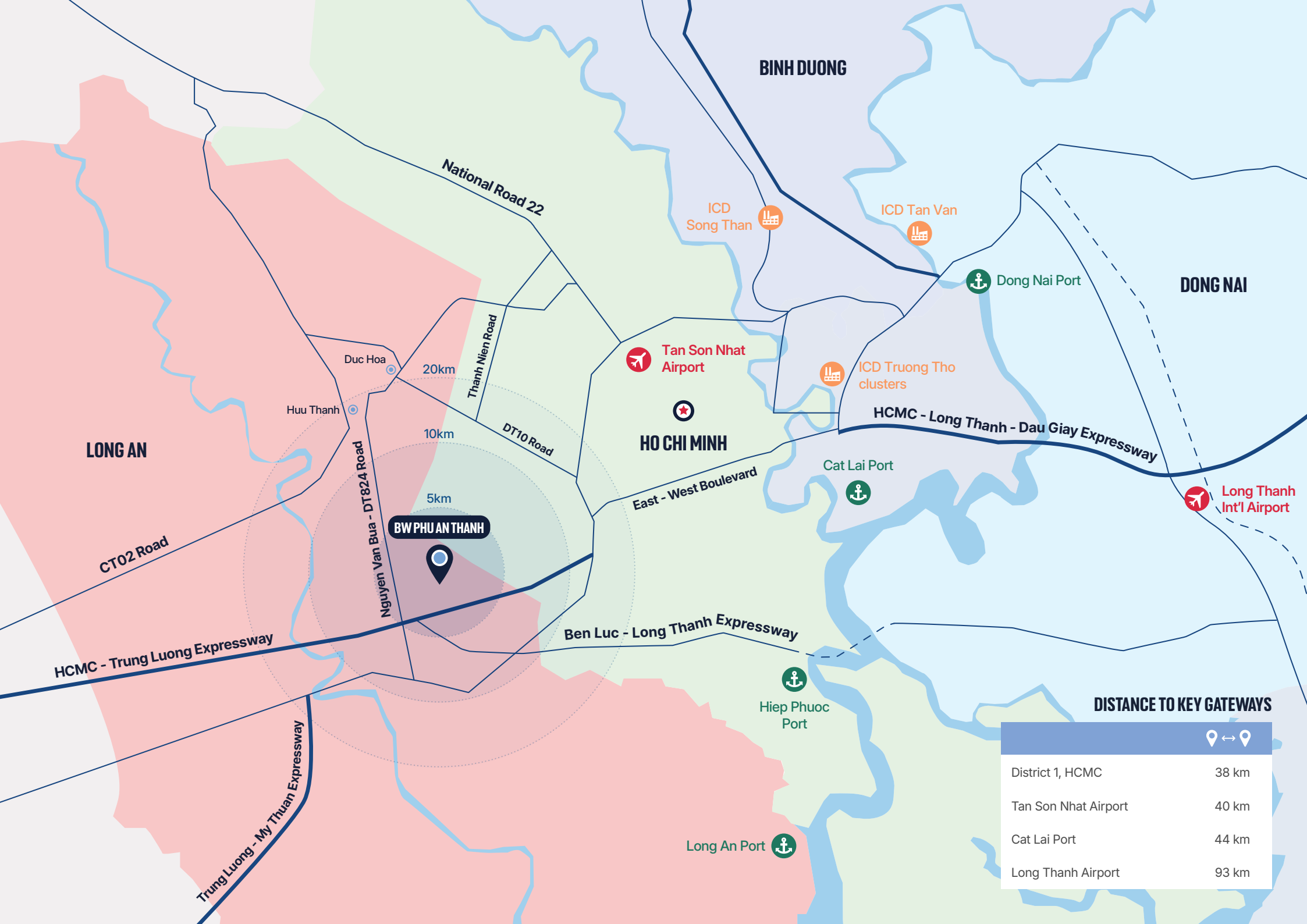




**BW** INDUSTRIAL

PROJECT PITCHBOOK

# BW PHU AN THANH INDUSTRIAL HUB





**BW PHU AN THANH**


**DISTANCE TO KEY GATEWAYS**


District 1, HCMC	38 km
Tan Son Nhat Airport	40 km
Cat Lai Port	44 km
Long Thanh Airport	93 km


QUICK FACTS


**IP Developer**  
Phu An Thanh  
Joint Stock Company

**Total IP Land Area**  
1.002 ha

**BW's Land Area**  
8.4 ha

**Location:** Lot B5-2, B6, B7, B8, B9, B10, and B11-1, Doc 3 Road, Phu An Thanh Industrial Park, An Thanh Commune, Ben Luc District, Long An

**Property Type**  
Ready-built factory

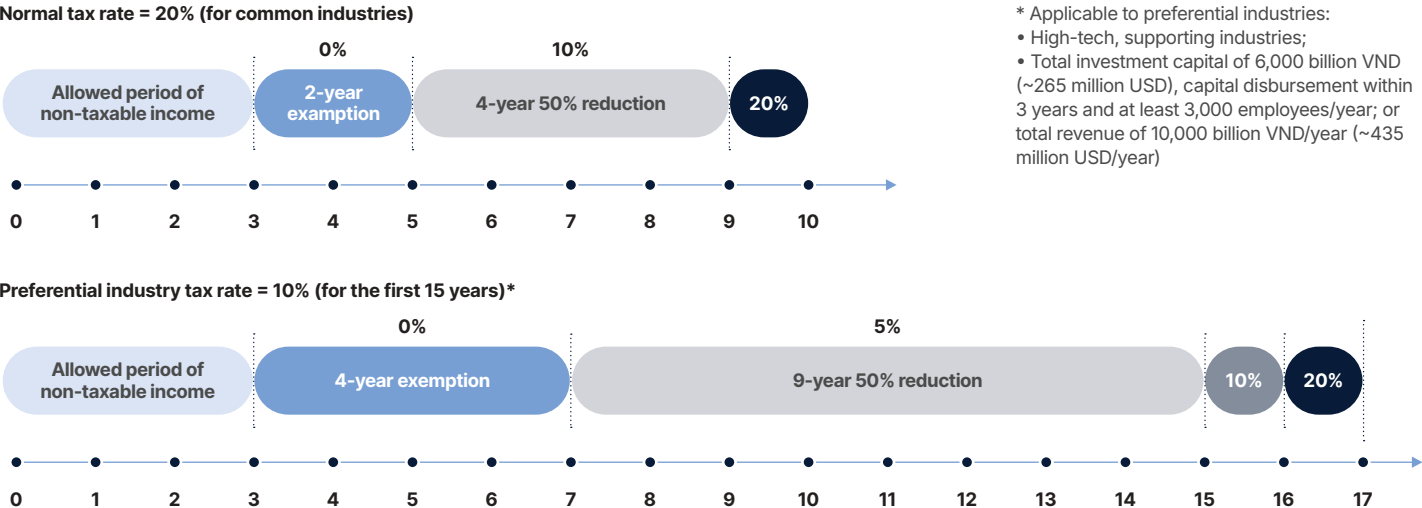
**Land Expiry**  
2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Prime Location: Surrounded by renowned manufacturers such as Coca-Cola, Honda, Mitsubishi, BOSCH, and Hyosung, the site fosters a dynamic environment that is well-suited for manufacturers across diverse sectors.
- Excellent Connectivity: Strategically located within a 60-minute radius of key gateways - including Tan Son Nhat International Airport, Cat Lai Port, Hiep Phuoc Port, and HCMC CBD - the site ensures seamless logistics and efficient business operations.



TAX INCENTIVES





\* 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 *Updated price as of 2025	
Low tension 380 V (voltage level < 6 KV)	
<b>Normal hours</b> 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> 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> Every day of the week, from 22:00 to 04:00 the following morning (06 hours)	1,241 VND/kWh

**Water usage rate**  
13,346 VND/m<sup>3</sup>

**Telecommunication by Viettel & VNPT**

**Wastewater treatment**  
11,340 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 District 1, HCMC	To TSN Airport	To Cat Lai Port	To Long Thanh Int't Airport
	38 km	40 km	44 km	93 km
	60 mins	80 mins	70 mins	140 mins

TRANSPORTATION COSTS

To	40-ft FCL VND/trip	2-ton truck 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 2025

# BW PHU AN THANH INDUSTRIAL HUB

## LAND LOT

Lot B5-2, B6, B7, B8, B9, B10, and B11-1, Doc 3 Road, Phu An Thanh Industrial Park, An Thanh Commune, Ben Luc District, Long An

## SPECIFICATIONS

BUILDING		FACILITIES	
Clear Height	7m	Power Supply	180 VA/sqm
Floor Loading	2 tons/sqm	Firefighting Systems	Sprinkler, exhaust, standard firefighting systems
Column Span	20m	Parking	552 sqm central bike parking, 2 car lots/unit
Column Space	9m		



## LEGEND

Utilities	Green Area	Canopy
Office	Parking Area	Waste Water Treatment

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.

# CONTACT US

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