



BW INDUSTRIAL

PROJECT PITCHBOOK

BW QUE VO 2 INDUSTRIAL HUB



QUICK FACTS

IP Developer
IDICO - QUEVO, JSC.

Total IP Land Area
269 ha

BW's Land Area
9.4ha

Location:
Lot V, Que Vo II Industrial Park, Ngoc Xa Commune,
Bac Ninh Province, Vietnam

Property Type
Ready-built factory

Land Expiry
2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

• Strategically located at the eastern gateway of Bac Ninh and directly fronting the Noi Bai-Bac Ninh-Ha Long Expressway (National Route 18), the project offers direct connectivity to established electronics manufacturing clusters—within one hour's drive. Seamless links to Noi Bai International Airport and Hanoi's CBD—under 45 minutes via expressways and ring-road networks—provide strong advantages for both logistics efficiency and workforce mobility.

• The location benefits from an established supply chain network and a deep pool of skilled labor, with close proximity to leading electronics and high-tech manufacturers.

SAMSUNG

Goertek

FOXCONN

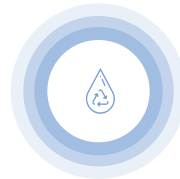
Canon



UTILITIES

Factory: 180 VA/sqm
*Updated price as of 2026

	Factory users (VND/kWh)
Normal hours Monday to Saturday (13hrs/day) • 06:00 - 17:30 • 22:30 - 24:00 Sunday: 06:00 - 24:00 (18hrs/day)	1,987 VND/kWh
Peak hours Monday to Saturday (6hrs/day) • 17:30 - 22:30 (03 hours)	3,640 VND/kWh
Off-peak hours Every day of the week (6hrs/day) • 00:00 - 06:00	1,300 VND/kWh



Wastewater treatment

17,578

VND/m³

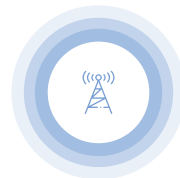
(based on 80% water consumption)



Water usage rate

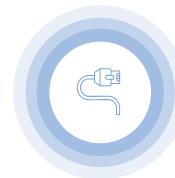
10,500

VND/m³



Telecommunication by

Viettel & VNPT



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 Bac Ninh CBD	To Noi Bai Airport	To Hanoi CBD	To Huu Nghi Border
	17 km	50 km	55 km	140 km
	30 mins	75 mins	90 mins	160 mins

LOGISTICS COSTS

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5-ton truck VND/trip
Noi Bai Airport	3,500,000	3,000,000	1,250,000
Hai Phong Seaport	5,000,000	4,500,000	1,750,000
Huu Nghi Border	5,000,000	4,500,000	1,750,000

The cost above includes trucking and toll fees only, and does not take into consideration lift-on/lift-off and other charges.

MINIMUM WAGE

4,730,000 VND/month (region 2)

*According to Decree No. 293/2025/ND-CP effective from Jan 01st, 2026

BW QUE VO 2 INDUSTRIAL HUB

LOT V



LAND LOT

Lot V, Que Vo II Industrial Park, Ngoc Xa Commune, Bac Ninh Province, Vietnam

SPECIFICATIONS

Structure Type	Reinforced concrete (Slab) Steel structure (Collum, Roof)
Column Span x Spacing	9 x up to 20 m
Clear Height	7m
Floor Elevation	0.2m
Maximum Floor Loading	2 tons/sqm
Canopy	4 m
Operating Door	4 × 4.5 m
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	180 VA/sqm
Parking	300 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.



LEGEND

Factory	Utility House	Green Area	Canopy	Waste Water Treatment
Office	Parking Area	Power Station	Water Tank	

CONTACT US

HO CHI MINH CITY

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