



BW INDUSTRIAL

PROJECT PITCHBOOK

BW BAU BANG **EXPANSION INDUSTRIAL HUB**

BW BAU BANG (PHASE 02 - 03)

BAU BANG (PHASE 01)

TAY NINH

DONG NAI

HO CHI MINH

Ben Cat

Binh Duong
New City

Thu Dau Mot
City

My Phuoc - Tan Van Expressway

National Road 13

Ring Road No.4

National Road 22

Ring Road No.3

ICD Song Than

ICD Tan Van

Dong Nai Port

Tan Son Nhat
Airport

ICD Trung Tho
clusters

Cat Lai Port

CT02 Road

DT825 Road

Thanh Nien Road

DT10 Road

National Road 1A

HCMC - Long Thanh - Dau Giay Expressway

Long Thanh
Int'l Airport

QUICK FACTS

IP Developer
Becamex IDC

Total IP Land Area
1,000 ha

BW's Land Area
101 ha

Phase 1: Lot A-17-CN & A-18-CN, Bau Bang Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

Phase 2: C-7-CN, Bau Bang Expansion Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

Phase 3: C-8-CN, Bau Bang Expansion Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

Property Type
Ready-built factory

Land Expiry
2066

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Direct access to National Road 13 and My Phuoc - Tan Van Highway which will connect North Binh Duong to Ho Chi Minh City, Cat Lai Port and the new Long Thanh International Airport
- Renowned companies in the neighborhood:



UTILITIES

Power Supply: 180VA/sqm/production area
*Updated price as of 2026

Low tension 380 V
(voltage level < 6 KV)

<p>Normal hours Monday to Saturday (13hrs/day):</p> <ul style="list-style-type: none"> • 06:00 - 17:30 • 22:30 - 24:00 <p>Sunday: 06:00 - 24:00 (18 hrs/day)</p>	1,987 VND/kWh
<p>Peak hours Monday to Saturday (6hrs/day):</p> <ul style="list-style-type: none"> • 17:30 - 22:30 	3,640 VND/kWh
<p>Off-peak hours Every day of the week (6hrs/day)</p> <ul style="list-style-type: none"> • 00:00 - 06:00 	1,300 VND/kWh

Water usage rate

14,490 VND/m³

Wastewater treatment

13,865 - 15,750 VND/m³
(based on 80% water consumption)

Telecommunication by

Viettel & VNPT

* All prices are VAT exclusive

* Internet cable and phone lines: connection points are installed up to each individual factory unit

FACILITIES

- P** Car & motorcycle parking
- C** 24 hr security with CCTV, fence and security booth
- F** Firefighting system (beam detector, smoke exhaust, emergency lamp, fire hose box, fire extinguisher, sprinkler)

DISTANCE TO KEY GATEWAYS

	To HCM CBD	To Cai Mep Port	To Cat Lai Port	To Long Thanh Int'l Airport
	70 km	120 km	75 km	110 km
	110 mins	180 mins	120 mins	170 mins

TRANSPORTATION COSTS

* Updated price as of 2026

To	Container 20-ft VND/trip	Container 40-ft VND/trip	2.5-ton truck VND/trip
Cai Mep Port	7,500,000	7,500,000	2,650,000
Cat Lai Port	4,700,000	4,700,000	2,050,000

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

MINIMUM WAGE

5,310,000 VND/month (region 1)

*According to Decree No. 293/2025/ND-CP effective from 2026

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 1)

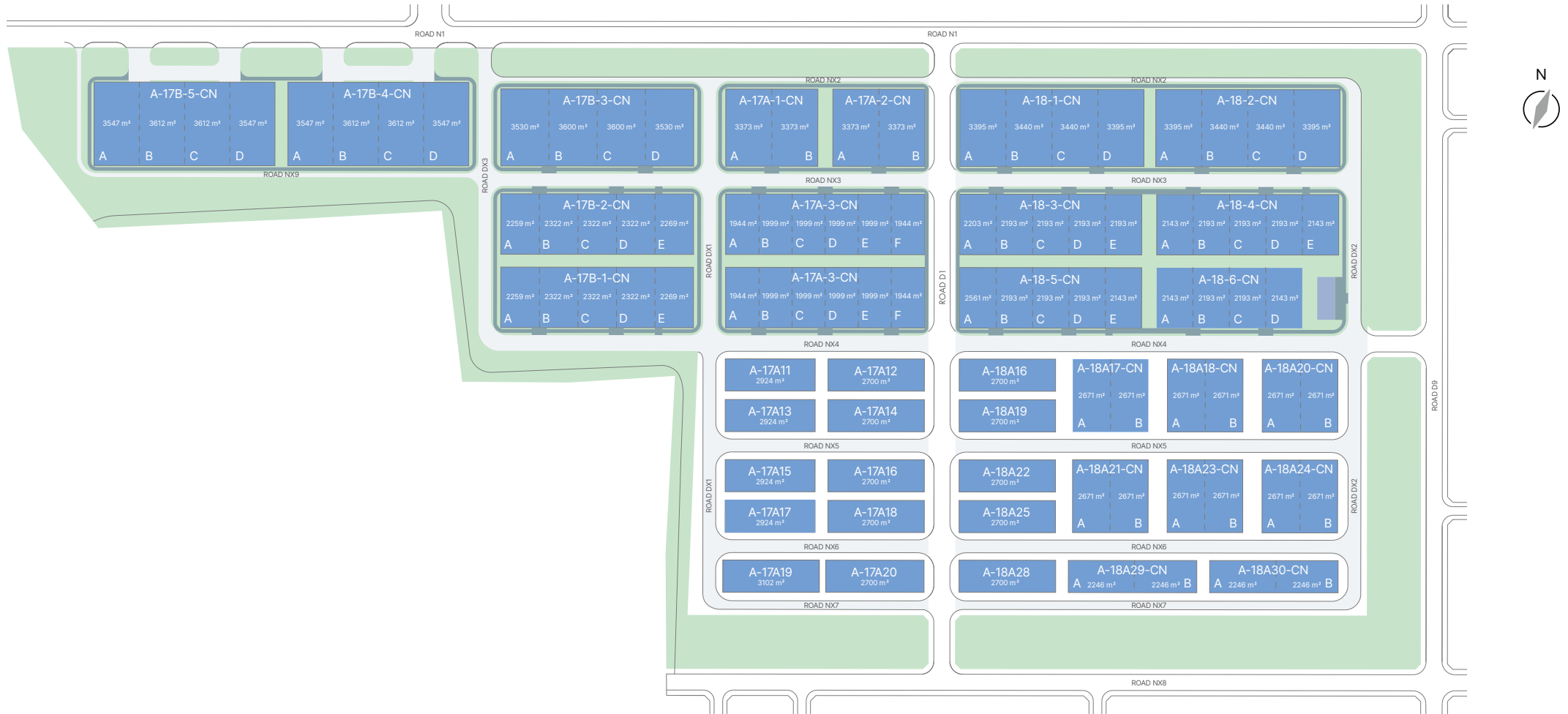
LAND LOT

Lot A-17-CN & A-18-CN, Bau Bang Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

SPECIFICATIONS

Clear Height 7.2m (production area)
2.6m (office area, ceiling height)

Floor Loading 2 tons/sqm (production area)



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.

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 2)

LAND LOT

C-7-CN, Bau Bang Expansion Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

SPECIFICATIONS

Clear Height	7.0m (production area) 2.8m (office area)
Floor Loading	2 tons/sqm (production area)



LEGEND

- Office
- Parking Area
- Utility House
- Canopy
- Green Area

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.

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 3)

LAND LOT

C-8-CN, Bau Bang Expansion Industrial Park, Ben Cat Ward, Ho Chi Minh City, Vietnam

SPECIFICATIONS

Clear Height	7.0m (production area) 2.8m (office area)
Floor Loading	2 tons/sqm (production area)



LEGEND

- Office
- Capony
- Utility House
- Parking Area
- Ramp
- Waste Water Treatment
- Green Area

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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