

FACILITIES

- Car & motorcycle parking
- 24 hr security with CCTV, fence and security booth
- Fire fighting system (sprinkler, smoke detector, fire extinguisher)

AMENITIES



- Dau Giay Post Office
(2 km – 4 minutes)
- 1 Greenville Hotel
(3 km – 6 minutes)
- Dau Giay Market
(2 km – 5 minutes)
- Dong Nai Golf Resort
(20 km – 30 minutes)
- 2 Thong Nhat
Administration Center
(4 km – 6 minutes)
- Thuy Ngu Vien
Restaurant
(3 km – 6 minutes)
- Dau Giay Hospital
(6 km – 10 minutes)
- 3 Dau Giay
Center City
(4 km – 8 minutes)
- Lac Hong University
(2 km – 3 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.



VIETNAM’S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK
BW DAU GIAY INDUSTRIAL HUB



Address: 8 Fl., Pearl Plaza,
No 561A Dien Bien Phu St., Thanh My Tay
Ward, Ho Chi Minh City, Vietnam

Hotline: (+84) 28 710 29 000
Website: <https://bwindustrial.com>
Email: leasing@bwidjsc.com

QUICK FACTS



IP developer
Dau Giay Industrial Zone JSC



Total IP land area
328 ha



BW's land area
12.2 ha



Location
Road No. 4, Dau Giay Industrial Park, Dau Giay Commune, Dong Nai City, Vietnam



Property type
Ready-built factory



Land expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Excellent infrastructure and connectivity to seaports, located right at the intersection of Long Thanh – Dau Giay Expressway and National Road 1A
- An 1-hour drive to Dong Nai Port, Cat Lai Port and Dong Nai manufacturing cluster
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Presence of mature neighboring industries:



TAX INCENTIVES

Normal tax rate = 20%
(for common industries)

Preferential industry tax rate = 10%
(for the first 15 years)*

- *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
**New price from 2026*

	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday (13hrs/day) + 06:00 - 17:30 + 22:30 - 24:00 Sunday: 06:00 - 24:00 (18 hrs/day)	1,987 VND/kWh
Peak hours Monday to Saturday (6hrs/day) + 17:30 - 22:30	3,640 VND/kWh
Off-peak hours Everyday of the week (6hrs/day) + 00:00 - 06:00	1,300 VND/kWh

- Water usage rate: 12,075 VND/m³
- Wastewater treatment: 9,339 VND/m³ (based on 80% water consumption)
- Telecommunication by 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*

PROXIMITY

	To TSN Airport	To District 1, HCMC	To Cat Lai Port	To Long Thanh Int'l Airport
	60 km	62 km	60 km	26 km
	60 minutes	65 minutes	60 minutes	30 minutes

TRANSPORTATION COST

To	40 ft FCL VND/trip	20 ft FCL VND/trip
Cat Lai Port	3,000,000	2,500,000

**This cost includes trucking and toll fee only, excludes lift on/off and other charges*

MINIMUM WAGE

5,310,000 VND/month (region1)
**According to Decree No. 293/2025/ND-CP effective from 01 January, 2026*

BW DAU GIAY
INDUSTRIAL HUB

LAND LOT

Dau Giay IP - Dong Nai City

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.9 m (office area)

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

- Factory
- Office
- Canopy
- Parking Area
- Green Area



The listed dimension is in from 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.

