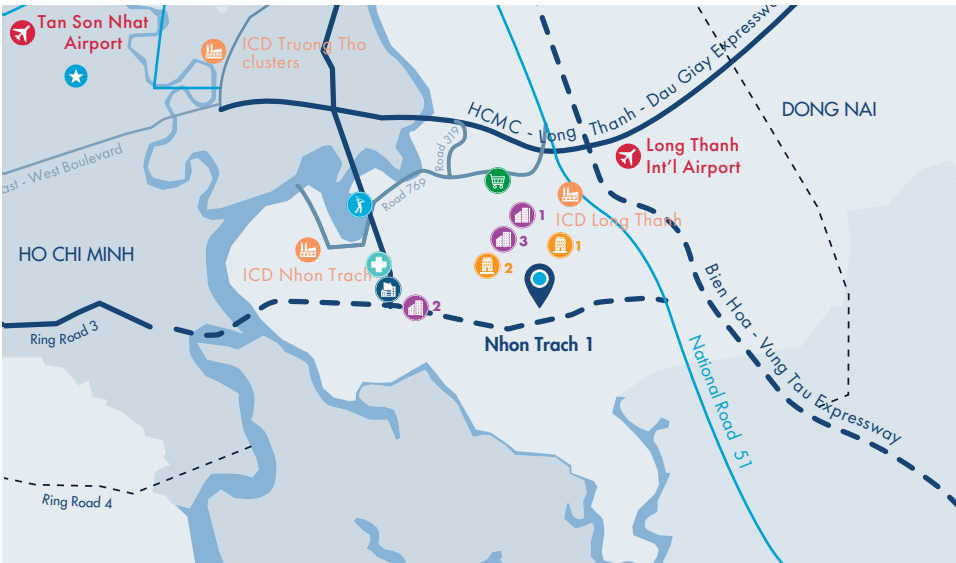


FACILITIES

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

AMENITIES



- Nhon Trach Administration Center
(7 km – 11 minutes)
- 1 Sala Lan Anh Hotel & Villas
(5 km – 10 minutes)
- Bach Hoa Xanh Supermarket
(6 km – 8 minutes)
- Taekwang Jeongsan Golf & Country Club
(14 km – 20 minutes)
- 2 Terra Flora Apartment
(6 km – 10 minutes)
- 1 Tan Minh Ky Restaurant
(1 km – 2 minutes)
- Nhon Trach Hospital
(7 km – 10 minutes)
- 3 Idico Apartment Building
(1 km – 2 minutes)
- 2 Korean Restaurant
(1 km – 2 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 NHON TRACH 1 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
IDICO Urban & Industrial Zone Development Co., Ltd



Total IP land area
448.5 ha



BW's land area
6.8 ha



Location
Tran Phu Road, Nhon Trach 1 Industrial Park, Nhon Trach Commune, Dong Nai City, Vietnam



Property type
Ready-built factory



Land expiry
2047

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

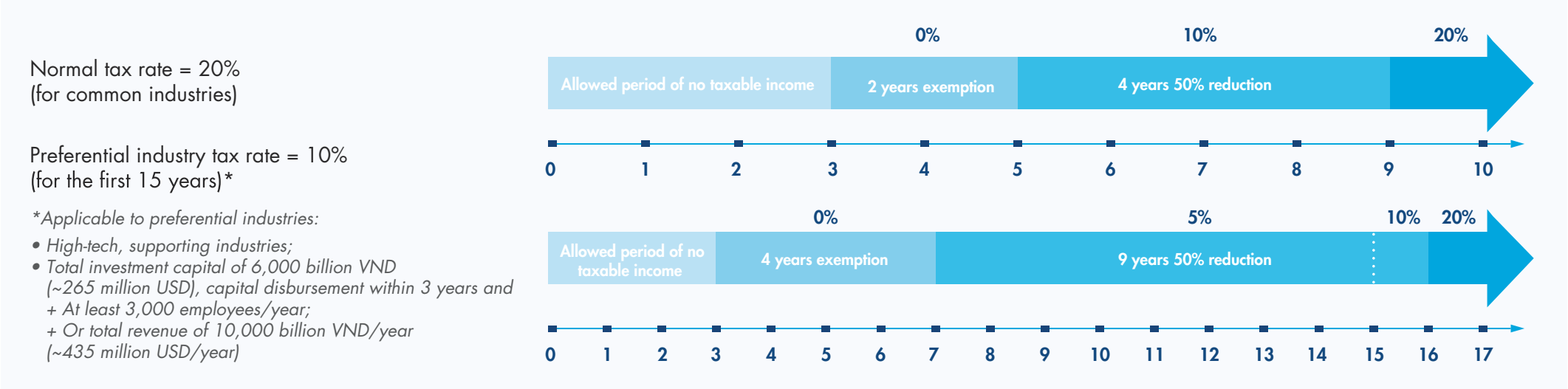
- Nhon Trach 1 Industrial Park is conveniently located along the new connecting road 319 that improves access to the Long Thanh – Dau Giay Expressway by 15 minutes. The HCMC CBD can be reached in as little as 60 minutes
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Presence of mature neighboring industries:







TAX INCENTIVES



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: 8,545 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
	49 km	40 km	30 km	18 km
	70 minutes	60 minutes	45 minutes	30 minutes

TRANSPORTATION COST

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

**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 NHON TRACH 1
INDUSTRIAL HUB

LAND LOT

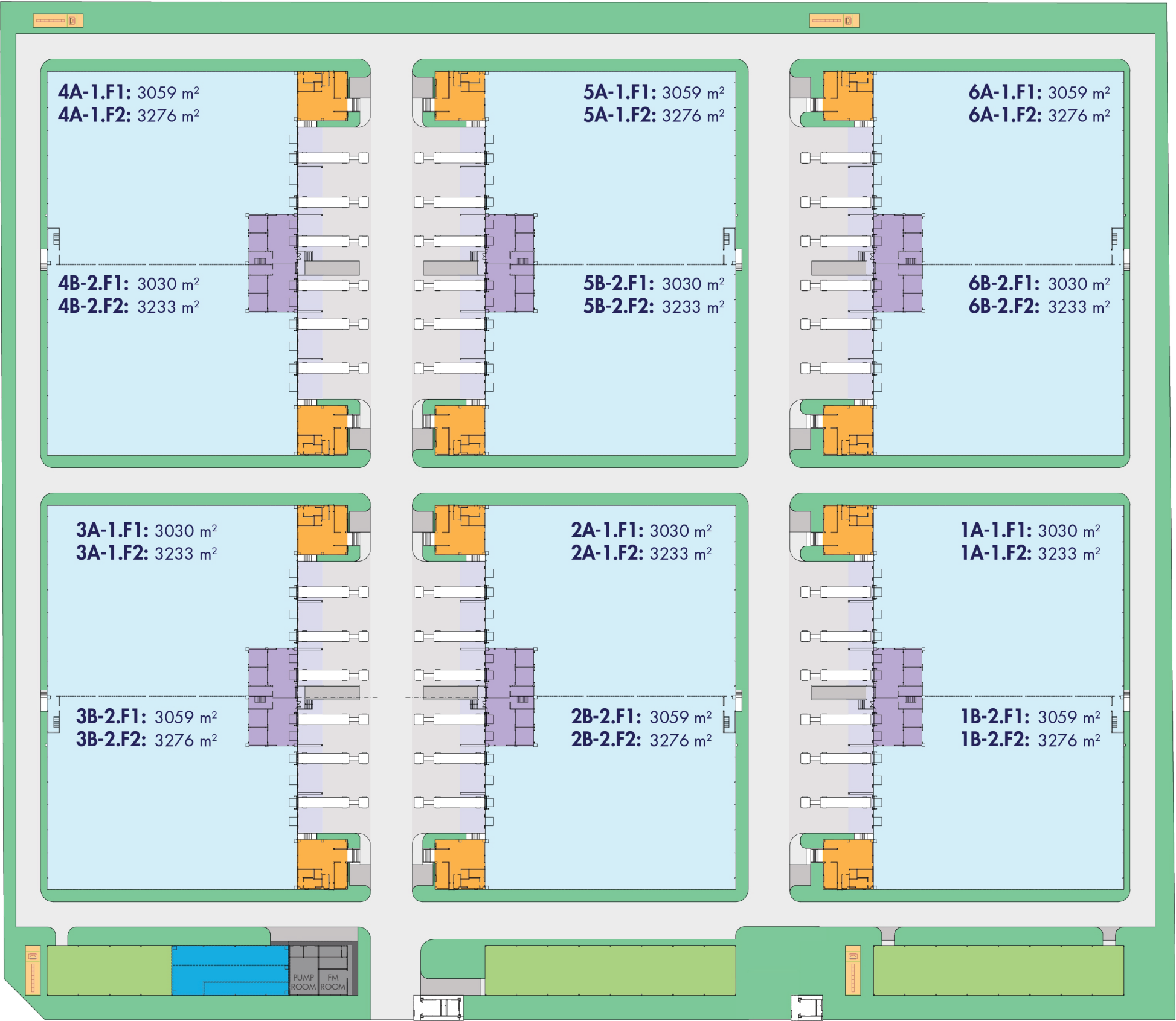
Nhon Trach 1 IP - Dong Nai City

SPECIFICATIONS

BUILDING	
Clear Height	GF: 9 m 2F: 9 m
Platform Height	1.3 m
Floor Loading	GF: 3.0 tons/sqm 2F: 2.5 tons/sqm
Column Width * Span	GF: 11.5 x 12 m 2F: 11.5 x 12-24 m
Loading Dock	GF: 2 docks + 2 reserves per unit 2F: 1 dock + 1 reserve per unit
FACILITIES	
Sectional Door	3.0 x 3.5 m (W*H)
Fire Fighting System	Smoke exhaust, emergency lamp, fire alarm, fire hose reel, sprinkler and fire extinguisher
Power Supply	200 VA/sqm
Parking Lots	796 bike lots

The listed dimension is in form 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.



LEGEND

- Factory
- Office
- Canopy
- Green Area
- Cargo Lift
- Substation
- Parking Area

