

## FACILITIES



Car & motorcycle parking

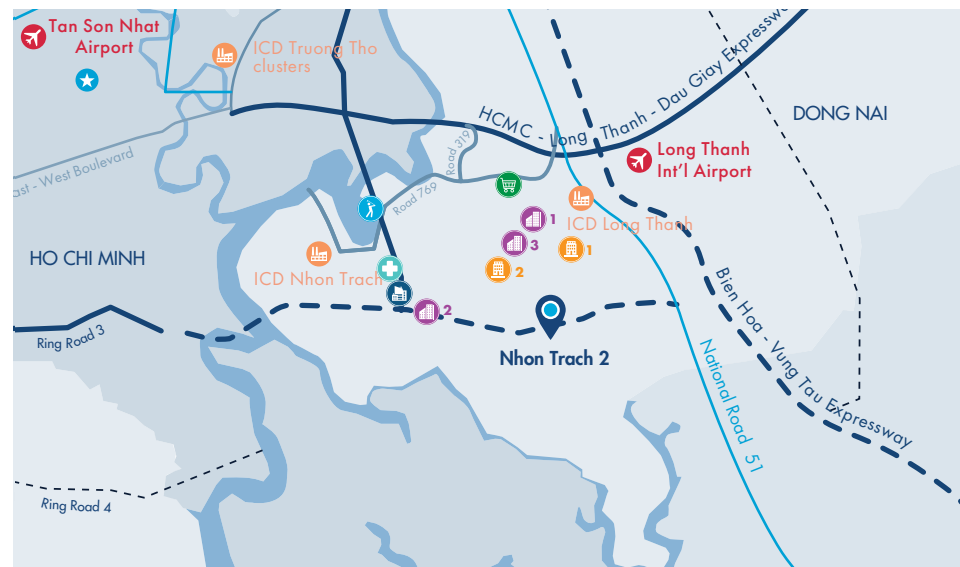


Fence and security booth



Fire fighting system (sprinklers, smoke detectors)

## AMENITIES



Nhon Trach District's People's Committee  
(6 km - 8 minutes)



1 Sala Lan Anh Hotel & Villas  
(6 km - 8 minutes)



1 Bach Hoa Xanh Supermarket  
(6 km - 8 minutes)



Lam Xung Restaurant  
(6 km - 8 minutes)



2 Terra Flora Apartment  
(5 km - 7 minutes)



2 Bach Hoa Xanh Supermarket  
(6 km - 8 minutes)



Taekwang Jeongsan Golf & Country Club  
(14 km - 20 minutes)



3 IDICO - URBIZ Housing Complex for Workers  
(5 km - 7 minutes)



Nhon Trach Hospital  
(5 km - 7 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.*

# BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT LOGISTICS & INDUSTRIAL DEVELOPER

## PROJECT PITCHBOOK

### BW NHON TRACH 2 – LOC KHANG INDUSTRIAL HUB



# BW INDUSTRIAL

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## QUICK FACTS

**IP developer**  
Loc Khang Trading & Investment

**Property type**  
Ready-built factory

**Location**  
Road D3, Nhon Trach II - Loc Khang Industrial Park, Nhon Trach Commune, Dong Nai City, Vietnam

**Total IP land area** 69.53 ha  
**BW's land area** 22.18 ha  
**Land expiry** 2056

## EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategic location with close proximity to Cat Lai Port, Long Thanh Int'l Airport and Saigon Hi-Tech Park
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Renowned companies in the neighborhood:

**YKK**  
Little Parts. Big Difference.

**HYOSUNG**



**AkzoNobel**

**A&E**  
Innovate. Create. Deliver.

**JANG IN**

**LG VINA COSMETICS**

**Otsuka**

**LOTTE CHEMICAL**

## 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)
<b>Normal hours</b> Monday to Saturday (13hrs/day) + 06:00 - 17:30 + 22:30 - 24:00 Sunday: 06:00 - 24:00 (18 hrs/day)	<b>1,987 VND/kWh</b>
<b>Peak hours</b> Monday to Saturday (6hrs/day) + 17:30 - 22:30	<b>3,640 VND/kWh</b>
<b>Off-peak hours</b> Everyday of the week (6hrs/day) + 00:00 - 06:00	<b>1,300 VND/kWh</b>

- Water usage rate: 12,075 VND/m<sup>3</sup>
- Wastewater treatment: 16,265 VND/m<sup>3</sup> (based on 80% water consumption)
- Telecommunication by VNPT or Viettel
- 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 Long Thanh Int'l Airport	To Cat Lai Port	To District 1, HCMC	To TSN Airport
	18 km	30 km	40 km	49 km
	30 minutes	45 minutes	60 minutes	70 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 (region 1)  
\*According to Decree No. 293/2025/ND-CP effective from 01 January, 2026

# BW NHON TRACH 2 - LOC KHANG INDUSTRIAL HUB (PHASE 1-2)

## LAND LOT

Lot A, B, C  
Road D3, Nhon Trach II - Loc Khang IP

## SPECIFICATIONS

BUILDING	
Clear Height	GF: 9 m 2F: 9 m
Platform Height	1.3 m
Floor Loading	GF: 3 tons/sqm 2F: 2.5 tons/sqm
Column Width * Span	GF: 12 x 12 m 2F: 12 x 12-24 m
Loading Dock	GF: 2-3 docks + 2-3 reserves per unit 2F: 2 docks + 2 reserves per unit
FACILITIES	
Sectional Door	3 x 3.5 m (W x H)
Lighting	Standard lighting 150 lux (warehouse)
Fire Fighting System	Sprinklers, smoke detectors and fire extinguishers
Power Supply	Lot A, B: 200 VA/sqm Lot C: 20 VA/sqm

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.

