



BW INDUSTRIAL

PROJECT PITCHBOOK

BW SONG MAY **INDUSTRIAL HUB**

QUICK FACTS

**IP Developer**
Song May Industrial Park
Development Joint Stock Company

**BW's Land Area**
3.6 ha

**Total IP Land Area**
250 ha

**Location:** Lot B-4, Road No. 1, Song May Industrial Park
Ho Nai Ward, Dong Nai City, Vietnam

**Property Type**
Ready-built factory

**Land Expiry**
2049

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Prime Location: Ideally situated within a thriving industrial ecosystem, surrounded by renowned manufacturers such as Nestlé Vietnam, Suntory PepsiCo Vietnam Beverage, and Vietnam Suzuki Factory.
- Excellent Connectivity: Just 90 minutes from Tan Son Nhat International Airport and Cat Lai Port, and 60 minutes from Ho Chi Minh City's CBD and Long Thanh International Airport, ensuring seamless logistics and efficient business operations.

HKC

Hisense

Nestlé

SUNTORY

PEPSICO

Suntory PepsiCo Vietnam Beverage

SUZUKI

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 Every day of the week (6hrs/day) • 00:00 - 06:00	1,300 VND/kWh



Water usage rate
12,075 VND/m³



Wastewater treatment
9,240 VND/m³
(based on 80% water consumption)



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 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 mins	45 mins	60 mins	70 mins

TRANSPORTATION COSTS

* Updated price from January, 2026

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 January 1st 2026

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LAND LOT

Lot B-4, Road No. 1, Song May Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam

SPECIFICATION

BUILDING	
Clear Height	7m
Maximum Floor Loading	2 tons/sqm
Column Width * Span	9 - 19.5 m
FACILITIES	
Sectional door	4x4.5m (WxH)
Fire Fighting System	Sprinklers, smoke detectors and fire extinguishers
Power Supply	180 VA/sqm



LEGEND

Utility house

Office

Parking Area

Green Area

Canopy

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.

CONTACT US

HO CHI MINH CITY

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