



BW INDUSTRIAL

PROJECT PITCHBOOK

BW DEEP C QUANG NINH INDUSTRIAL AND LOGISTICS PARK



QUICK FACTS



IP Developer
Bac Tien Phong Industrial Zone JSC



BW's Land Area
• Phase 1: 7.4 ha
• Phase 2: 12 ha



Total IP Land Area
1202.5 ha



Location
• Phase 1: Lot CN2.1C, Bac Tien Phong Industrial Park, Quang Yen Coastal Economic Zone, Phong Coc Ward, Quang Ninh Province, Vietnam

• Phase 2: Lot CN1.1, Bac Tien Phong Industrial Park, Quang Yen Coastal Economic Zone, Phong Coc Ward, Quang Ninh Province, Vietnam



Property Type
Ready-built factory



Land Expiry
2066

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Located at the heart of Northern Vietnam's economic corridor, with direct access to the Hai Phong–Quang Ninh Expressway and Lach Huyen International Gateway Port.

- Strategically positioned at the gateway connecting Northeast Vietnam with Guangxi Province, China - ideal for businesses seeking regional integration and growth.

- Situated within the Quang Yen Coastal Economic Zone, one of Vietnam's most dynamic industrial areas, offering hassle-free business setup supported by BW's strong local partnerships.

- Surrounded by leading global manufacturers, creating a vibrant ecosystem that supports expansion and long-term success.

holfun

Autoliv

PEGATRON

KYOCERA

FOXCONN

TCL

USI

Regina Winckle

Jinko Solar
Building Your Trust in Solar

TC GROUP

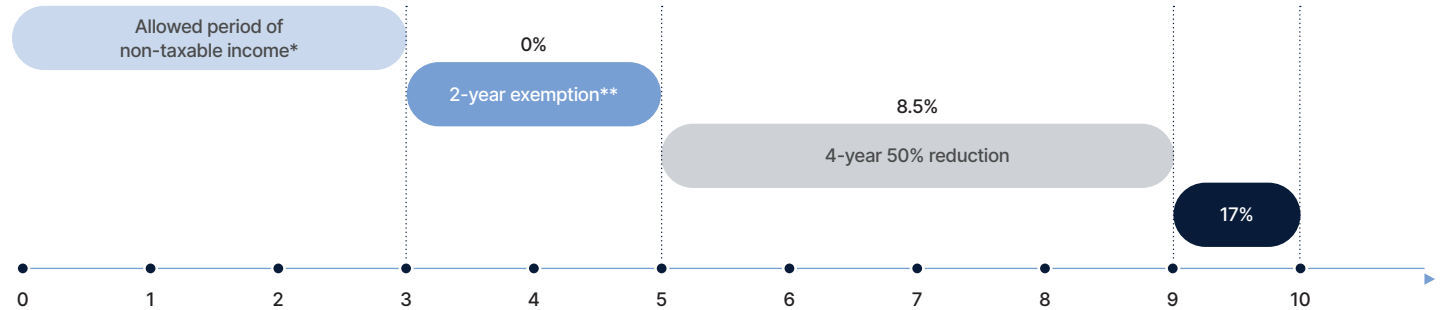
TEXHONG

TAX INCENTIVES

Normal tax rate = 20%

* The tax exemption or reduction period will begin to count from the fourth year if an enterprise has no taxable revenue for the first three years

** From the first profitable year



UTILITIES

Factory: 180VA/sqm

*Updated price as of 2026

Factory users

Category	Price (VND/kWh)
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

DISTANCE TO KEY GATEWAYS

	To Hai Phong Sea Port clusters	To Hai Phong Port	To Van Don Airport	To Ha Long City
📍↔️📍	13 km	16 km	80 km	35 km
🕒	16 mins	20 mins	65 mins	30 mins

LOGISTICS COSTS

* Updated price from January 2026

To	20-ft FCL VND/trip	40-ft FCL VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	4,700,000	5,000,000	1,800,000
Tan Vu Port	1,500,000	1,800,000	1,000,000

*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/NĐ-CP, effective from January 1st, 2026



Wastewater treatment
31,705 VND/m³
(based on 80% water consumption)



Water usage rate
17,777 VND/m³



Internet cable and phone lines:
Connection points are installed up to the boundary of BW's leased land lot
*All prices are VAT exclusive

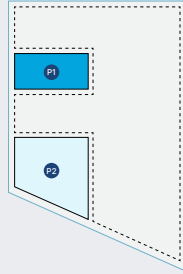


Telecommunication by
CMC & VNPT

BW DEEP C QUANG NINH INDUSTRIAL AND LOGISTICS PARK (PHASE 1)

LAND LOT

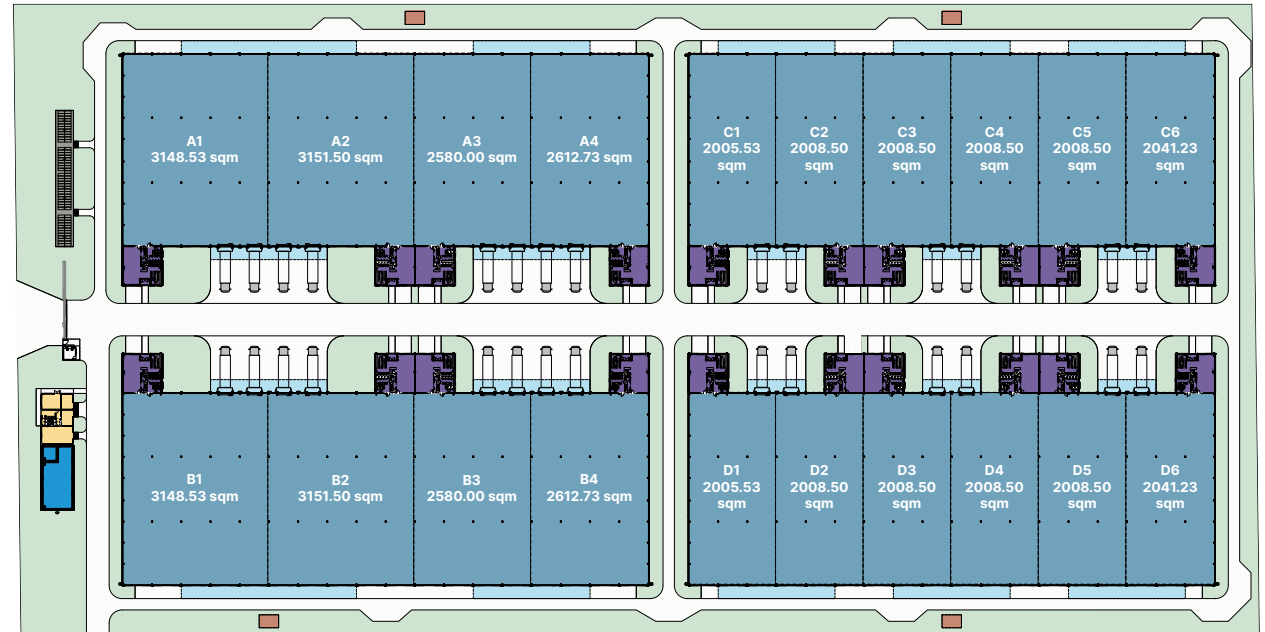
Lot CN2.1C, Bac Tien Phong Industrial Park,
Quang Yen Coastal Economic Zone,
Phong Coc Ward, Quang Ninh Province,
Vietnam



SPECIFICATIONS

Structure Type	Reinforced concrete (Slab) Steel structure (Column, roof)
Column Span x Spacing	9 x up to 20m
Clear Height	7m
Floor Elevation	0.2m
Maximum Floor Loading	2 tons/sqm
Fitted-out Office	N/A
Canopy	4m
Operating Door	4m x 4.5m
Dock Leveler	N/A
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 180 VA/sqm
Lighting	N/A
Elevator	N/A
Parking	100 lots
Green certification	N/A

LOT CN2.1C



LEGEND

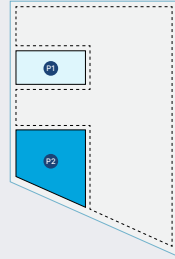
Factory	Utility House	Green Area	Canopy
Office	Parking Area	Power Station	Water Tank

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 DEEP C QUANG NINH INDUSTRIAL AND LOGISTICS PARK (PHASE 2)

LAND LOT

Lot CN1.1, Bac Tien Phong Industrial Park,
 Quang Yen Coastal Economic Zone,
 Phong Coc Ward, Quang Ninh Province,
 Vietnam



SPECIFICATIONS

	Block A, B, D, E	Block C
Structure Type	Reinforced concrete (Slab) Steel structure (Column, roof)	Reinforced concrete (Slab) Steel structure (Column, roof)
Column Span x Spacing	9 x up to 20m	24 x 11.8m
Clear Height	7m	9m
Floor Elevation	0.2m	1.3m
Maximum Floor Loading	2 tons/ sqm	3 tons/ sqm
Fitted-out Office	N/A	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, floor tiling, electrical outlets, lighting fixtures, and toilet facilities
Canopy	4m	6m
Operating Door	4 x 4.5m	9.5 x 3.5m
Dock Leveler	N/A	50% equipped, 50% reserved dock pit
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher, ESFR, ASD system
Power Supply	180 VA/sqm	20 VA/sqm
Lighting	N/A	150 lux
Parking		650 lots
Green certification		LEED SILVER

LOT CN1.1



LEGEND

Factory	Utility House	Green Area	Canopy
Office	Parking Area	Power Station	Water Tank

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

HO CHI MINH CITY

HEADQUARTERS

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

BRANCH OFFICE

4 Fl., BW SCC Building, No. 3 Rd., Binh Duong Ward, Ho
Chi Minh City, Vietnam

HANOI OFFICE

11 Fl., ROX Tower, No. 54A Nguyen Chi Thanh St.,
Lang Ward, Hanoi, Vietnam

Hotline: (+84) 28 710 29 000

Email: leasing@bwidjsc.com