



BW INDUSTRIAL

PROJECT PITCHBOOK

BW PHUC DIEN EXPANSION INDUSTRIAL HUB



QUICK FACTS

IP Developer
TRUNG QUY – BAC NINH
INVESTMENT, JSC.

Total IP Land Area
235.6 ha

BW's Land Area
7.5 ha

Location: Lot A1, Phuc Dien IP Extension,
Ke Sat Commune, Hai Phong

Property Type
Ready-built factory

Land Expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically positioned with convenient access to both Hanoi and Hai Phong, the project connects directly to National Highway 5A and the Hanoi–Hai Phong Expressway, ensuring seamless connectivity to major trade routes and ports.
- Investors benefit from a hassle-free business setup supported by BW's strong local partnerships.
- Surrounded by leading global FDI manufacturers such as Brother, Ford, and Hyundai Kefico, the site is ideally positioned for business growth and cross-industry collaboration.



UTILITIES

Stable Power Supply: 180 VA/factory
* Updated price as of 2026

	Factory users (VND/kWh)
Normal hours Monday to Saturday (13hrs/day) • 06:00 - 17:30 • 22:30 - 24:00	1,987 VND/kWh
Sunday (18hrs/day) • 06:00 - 24:00	
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
14,500 VND/m³



Wastewater treatment
25,690 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 Hanoi CBD	To Noi Bai Airport	To Hai Phong Port
	58 km	80 km	90 km
	80 mins	90 mins	80 mins

LOGISTICS COSTS

* Updated prices as of 2026

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5-ton truck VND/trip
Noi Bai Airport	4,500,000	4,000,000	1,700,000
Hai Phong Port	3,700,000	3,200,000	1,400,000

*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 2024293/2025/ND-CP effective from January 01, 2026

BW PHUC DIEN EXPANSION INDUSTRIAL HUB

LAND LOT

Lot A1, Phuc Dien IP Extension, Ke Sat Commune, Hai Phong

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
Canopy	4m
Operating Door	Sectional door: 4 × 4.5m
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 180 VA/sqm
Parking	300 bike lots
Green Certification	LEED SILVER

LOT A1



LEGEND

Utility House	Green Area	Canopy	Waste Water Treatment
Office	Parking Area	Power Stations	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 development shall not be held responsible for any changes arising from authority requirements.

CONTACT US

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