



**BW** INDUSTRIAL

PROJECT PITCHBOOK

# BW THUAN THANH 3B INDUSTRIAL HUB



LANG SON

THAI NGUYEN

PHU THO

BAC NINH

QUANG NINH

**BW THUAN THANH 3B**

HANOI

HAI PHONG

HUNG YEN

Ha Noi - Lao Cai Expressway

Ha Noi - Thai Nguyen Expressway

National Road 17

Ha Noi - Bac Giang Expressway

National Road 18

Ring Road No.3

Ring Road No.4 (2027)

North - South Expressway

National Road 5

Ha Noi - Hai Phong Expressway

Tan Vu - Lach Huyen Bridge

ICD Vinh Phuc

Noi Bai Airport

ICD Bac Ninh

ICD My Dinh

ICD Hai Duong

Hai Phong Port Complex

Hai Phong Port

ICD Hai Phong

Cat Bi Airport

Lach Huyen Port

# QUICK FACTS

- IP Developer**  
Trung Quy – Bac Ninh Investment Joint Stock Company
- Total IP Land Area**  
180 ha
- BW's Land Area**  
Phase 1: 10.1 ha  
Phase 2: 5.8 ha
- Location:**  
Phase 1: Lot D, Thuan Thanh III IP Thuan Thanh Ward, Bac Ninh Province, Vietnam  
  
Phase 2: Lot E1, Thuan Thanh 3B IP Thuan Thanh Ward, Bac Ninh Province, Vietnam
- Property Type**  
Ready-built factory
- Land Expiry**  
2058

# EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Situated at Northern Electronic Hub, bordering Ha Noi City
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:



# UTILITIES

Power Supply: 180VA/sqm/production area  
\* Updated price as of 2026

	High tension 22 KV (voltage level 22 - 110 KV)	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 (18hrs/day)	1,833 VND/ kWh	1,987 VND/ kWh
<b>Peak hours</b> Monday to Saturday (6hrs/day) • 17:30 - 22:30	3,398 VND/ kWh	3,640 VND/ kWh
<b>Off-peak hours</b> Every day of the week (6hrs/day) 00:00 - 06:00	1,190 VND/ kWh	1,300 VND/ kWh



Wastewater treatment  
**27,331**  
VND/m<sup>3</sup>  
(80% of water consumption)



Water usage rate  
**12,000**  
VND/m<sup>3</sup>



Telecommunication by  
**VNPT & Viettel**



Internet cable and phone lines: connection points are installed up to each individual factory unit  
\* All prices are VAT exclusive

# PROXIMITY

	To Hanoi CBD	To Noi Bai Airport	To China Border
	22 km	47 km	151 km
	37 mins	60 mins	170 mins

# LOGISTICS COSTS

\* Updated price from Jan 2026

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5-ton truck VND/trip
Noi Bai Airport	4,400,000	4,000,000	1,500,000
Hai Phong Seaport	4,800,000	4,400,000	2,600,000

\* This cost includes trucking and toll fee only, excludes lift on/off and other charges

# MINIMUM WAGE

4,730,000 VND/month (region 2)

\* According to Decree 2024293/2025/NĐ-CP effective from January 01, 2026

# BW THUAN THANH 3B INDUSTRIAL HUB (PHASE 1)

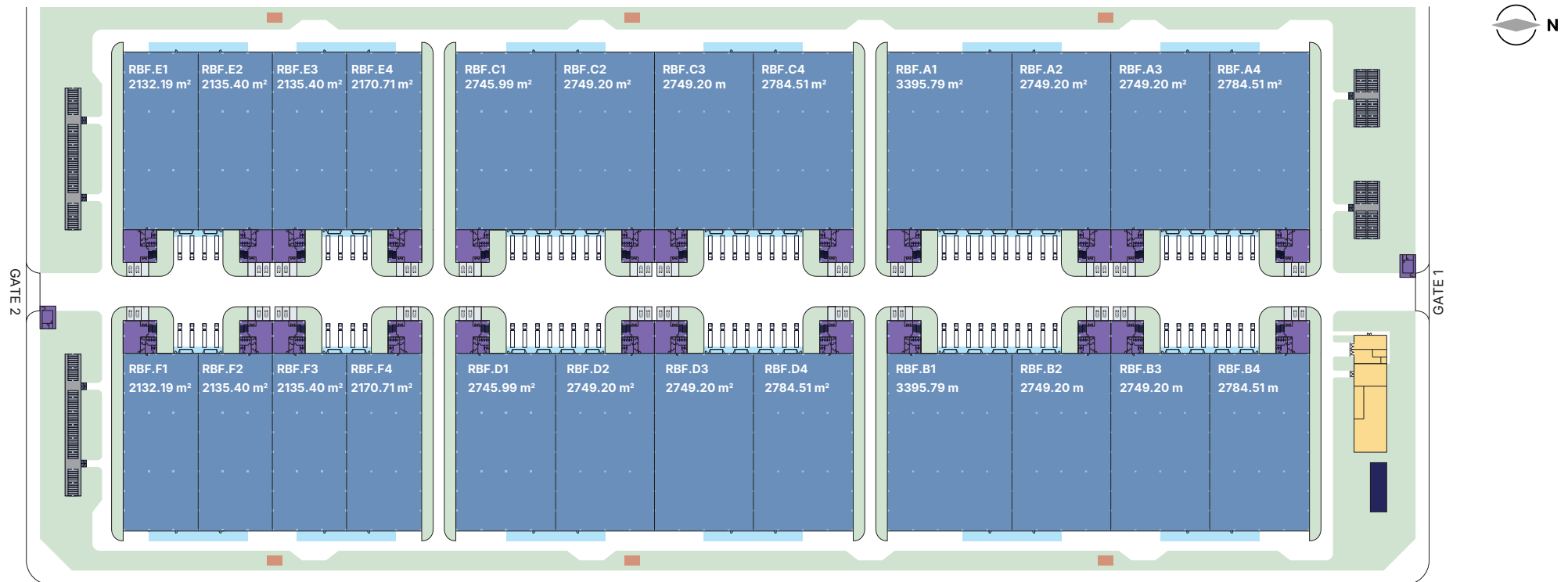
## LAND LOT

Lot D, Thuan Thanh III IP Thuan Thanh Ward, Bac Ninh Province, Vietnam

## SPECIFICATIONS

<b>Clear Height</b>	7m (production area) 2.8m (office area ceiling height)
<b>Floor Loading</b>	2 tons/sqm (production)

<b>Firefighting Systems</b>	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
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## LEGEND

<span style="display: inline-block; width: 15px; height: 15px; background-color: #4a86e8; border: 1px solid black; margin-right: 5px;"></span> Factory	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Green Area	<span style="display: inline-block; width: 15px; height: 15px; background-color: #bbdefb; border: 1px solid black; margin-right: 5px;"></span> Canopy	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> Office	<span style="display: inline-block; width: 15px; height: 15px; background-color: #bdbdbd; border: 1px solid black; margin-right: 5px;"></span> Parking Area	<span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> Power Station	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffc107; border: 1px solid black; margin-right: 5px;"></span> Utilities
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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 THUAN THANH 3B INDUSTRIAL HUB (PHASE 2)

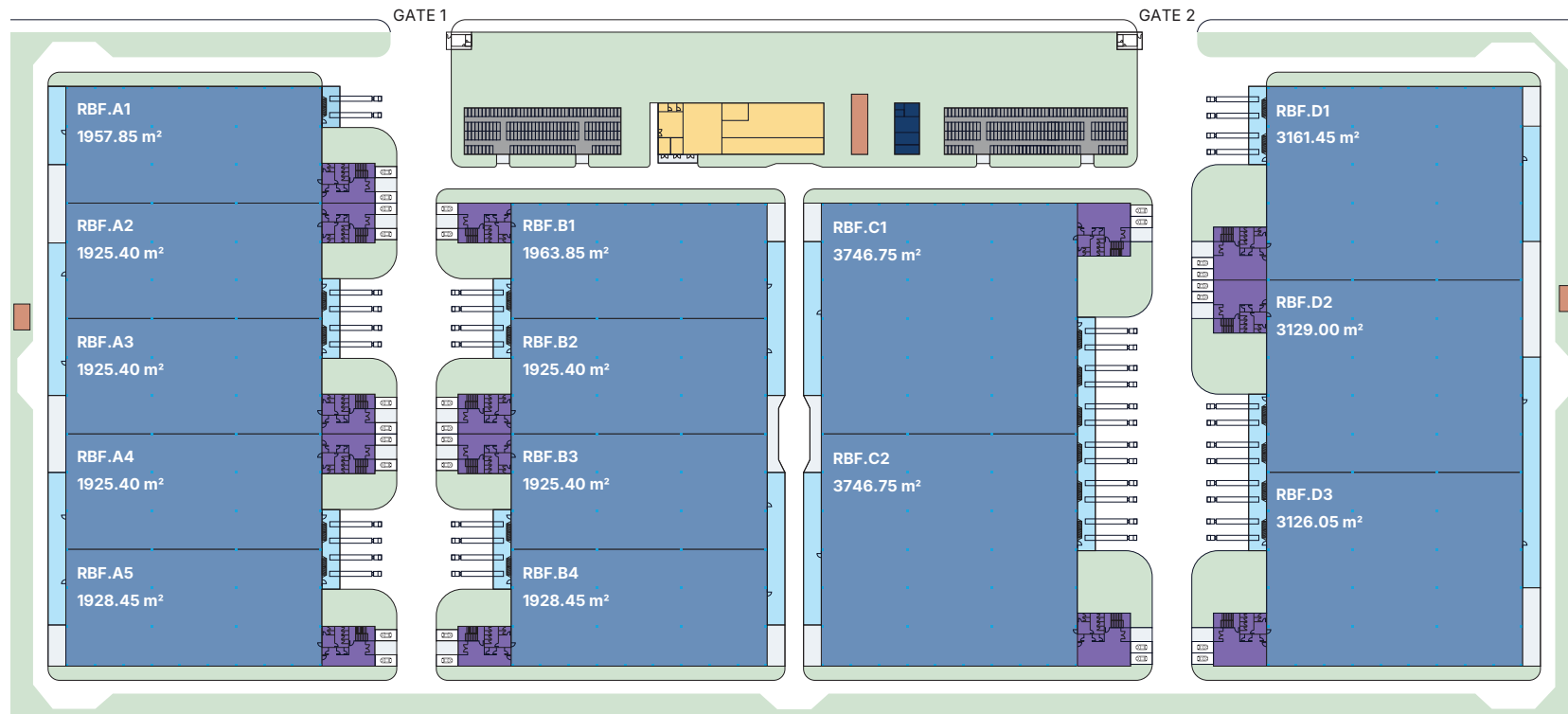
## LAND LOT

Lot E1, Thuan Thanh 3B IP Thuan Thanh Ward, Bac Ninh Province, Vietnam

## SPECIFICATIONS

<b>Clear Height</b>	7m (production area) 2.8m (office area ceiling height)
<b>Floor Loading</b>	2 tons/sqm (production)

<b>Firefighting Systems</b>	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
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## LEGEND

<span style="display: inline-block; width: 15px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span> Factory	<span style="display: inline-block; width: 15px; height: 10px; background-color: #C8E6C9; border: 1px solid black;"></span> Green Area	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Canopy	<span style="display: inline-block; width: 15px; height: 10px; background-color: #8E74C8; border: 1px solid black;"></span> Office	<span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Parking Area	<span style="display: inline-block; width: 15px; height: 10px; background-color: #D2691E; border: 1px solid black;"></span> Power Station	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Utilities	<span style="display: inline-block; width: 15px; height: 10px; background-color: #191970; border: 1px solid black;"></span> Waste Water Treatment
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# CONTACT US

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