




## FACILITIES

-  Car & motorcycle parking
-  24 hr security with CCTV, fence and security booth
-  Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher

## AMENITIES



- |                                                                                                                                             |                                                                                                                                          |                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Bac Ninh City Administration Center (18 km - 25 minutes) |  1 Bac Ninh General Hospital (15 km - 20 minutes)     |  1 British International School Hanoi (13 km - 20 minutes)                        |
|  1 Long Bien Golf Course (15 km - 20 minutes)             |  2 Vinmec International Hospital (21 km - 30 minutes) |  2 Vinschool (15 km - 20 minutes)                                                 |
|  2 Aeon Mall (15 km - 20 minutes)                         |  1 Vincom Plaza Bac Ninh (18 km - 25 minutes)         |  3 Hanoi University of Business and Technology (Tu Son campus) (5 km - 8 minutes) |
|  3 Bac Ninh City (17 km - 20 minutes)                     |  2 Vinhomes Riverside (Hanoi) (14 km - 20 minutes)    |  Noi Bai Airport (39 km - 40 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 VSIP BAC NINH 1  
INDUSTRIAL HUB



# BW INDUSTRIAL

Hotline: (+84) 28 710 29 000  
Website: <https://bwindustrial.com>  
Email: [leasing@bwidjsc.com](mailto:leasing@bwidjsc.com)

## QUICK FACTS

 **IP developer**  
VSIP Bac Ninh
  **Total IP land area**  
500 ha
  **BW's land area**  
3.8 ha

 **Location**  
No. 05, Road 21A, VSIP Bac Ninh Integrated Township and Industrial Park,  
Dai Dong Commune, Bac Ninh Province, Vietnam

 **Property type**  
Ready-built factory
  **Land expiry**  
2057

## EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically located next to Highway 1 and 3, connecting to all Northern Provinces, with close proximity to Noi Bai Airport for easy access to main infrastructure and amenities of Hanoi
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

**SAMSUNG**



**FOXCONN**

**Canon**

**ABB**

**Goertek**

**Fujikin**



**FOSTER**

## UTILITIES

Stable Power Supply: 200 KVA/factory

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

## PROXIMITY

	To Hanoi CBD	To Noi Bai Airport	To China Border
	22 km	43 km	152 km
	37 minutes	43 minutes	170 minutes

## MINIMUM WAGE

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

\*According to Decree No. 293/2025/ND-CP effective from January 1st, 2026



Water usage rate  
**12,600**  
VND/m<sup>3</sup>



Domestic wastewater treatment  
**30,405**  
VND/m<sup>3</sup>  
(80% of water supply volume and within effluent standards)



Telecommunication by  
**VNPT**



Internet cable and phone lines: connection points are installed up to each individual factory unit

\*All prices are VAT exclusive

## LOGISTICS COST

\*Updated price from Jan 2026

To	40 ft FCL VND/trip	2.5 ton truck VND/trip	20 ft FCL VND/trip
Noi Bai Airport	3,200,000	820,000	3,000,000
Hai Phong Seaport	5,000,000	1,750,000	4,050,000

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

**BW VS IP BAC NINH 1  
INDUSTRIAL HUB (PHASE 1)**

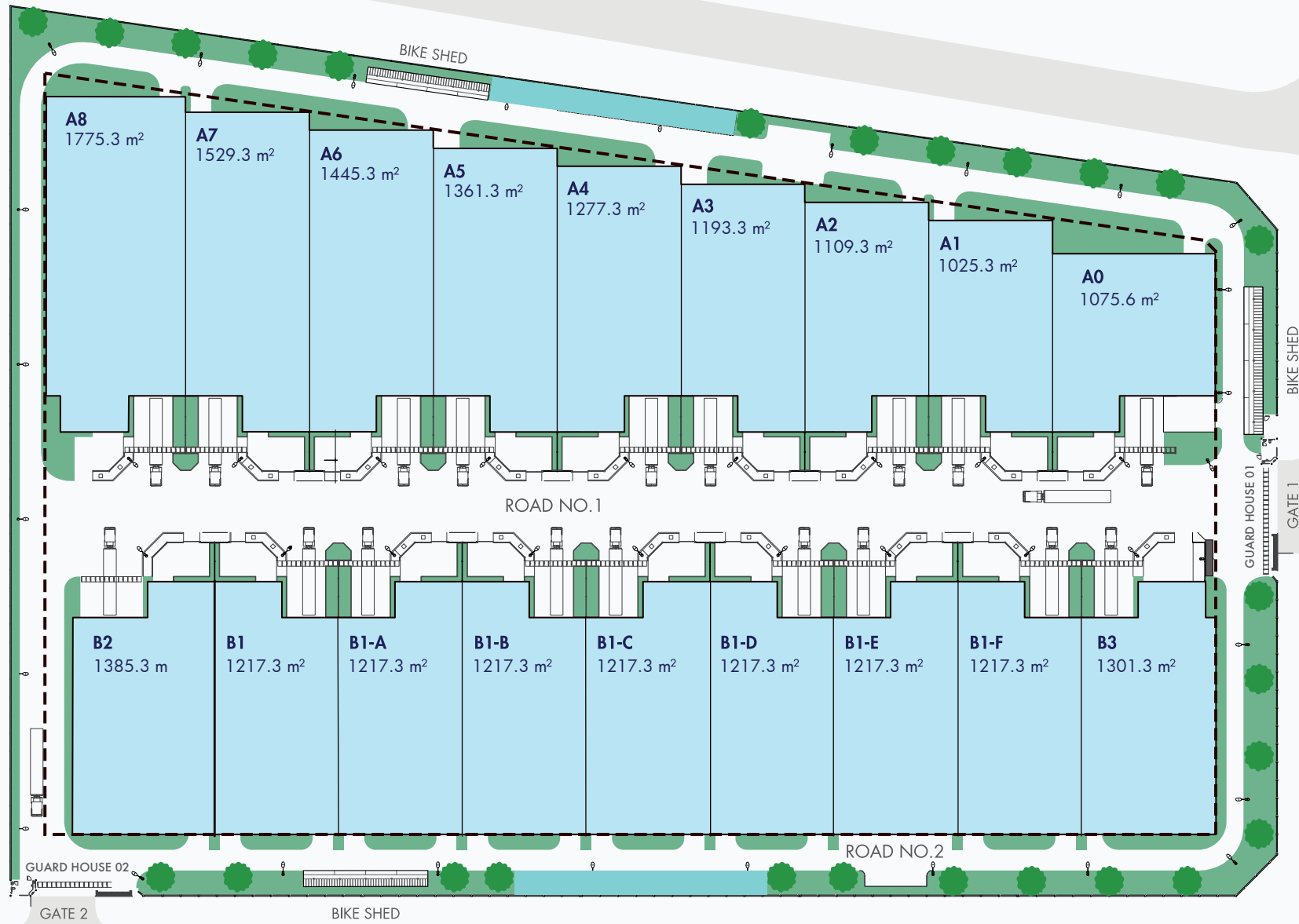
**LAND LOT**

Plot CN22A  
VSIP Bac Ninh IP

**SPECIFICATIONS**

**Clear height**  
7.0 m (production area)  
2.8 m (office area, ceiling height)

**Factory floor loading:**  
2 tons/sqm.  
(production area)



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.

**LEGEND**

- Factory
- Green Area
- Utility Area & Substation