



**BW** INDUSTRIAL

PROJECT PITCHBOOK

# **BW VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK**



Noi Bai Airport

BAC NINH

QUANG NINH

Hai Phong Port

HANOI

Hanoi - Hai Phong Expressway

HAI PHONG

Cat Bi Airport

PHU THO

HUNG YEN

National Road 1A

NINH BINH

Ninh Binh - Hai Phong Expressway

LAOS

North - South Expressway

THANH HOA

Road to Laos

NGHE AN

**BW VSIP NGHE AN**

Cua Lo Port

Vinh Airport

HA TINH

National Road 1A

North - South Expressway

Vung Ang - Son Duong Port

Vinfast Factory

Road to Laos

# QUICK FACTS

**IP Developer**  
VSIP Nghe An

**BW's Land Area**  
Phase 1: 14.6 ha  
Phase 2: 13 ha

**Total IP Land Area**  
750 ha

**Location:**  
Phase 1: Lot 34, 35 & Lot E2-02, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam

Phase 2: Lot CN-B1 & CN-A1, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam

**Property Type**  
Ready-built factory  
Built-to-suit warehouse (BTS)

**Land Expiry**  
2066

# EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically positioned along National Highway 1A and the new North-South Expressway, the project offers excellent connectivity—just 10 minutes from Nghe An CBD and Vinh International Airport, and 20 minutes from Cua Lo Port.
- Located within a growing electronics and high-tech manufacturing cluster, it provides access to a skilled labor pool and close proximity to leading industry players.

**Goertek**

**LUXSHARE ICT**  
立讯精密

**II**

**SUNNY OPTICAL TECHNOLOGY**

**长盈精密**  
EVERWIN PRECISION

**瑞儀光電股份有限公司**  
Radiant Opto-Electronics Corporation

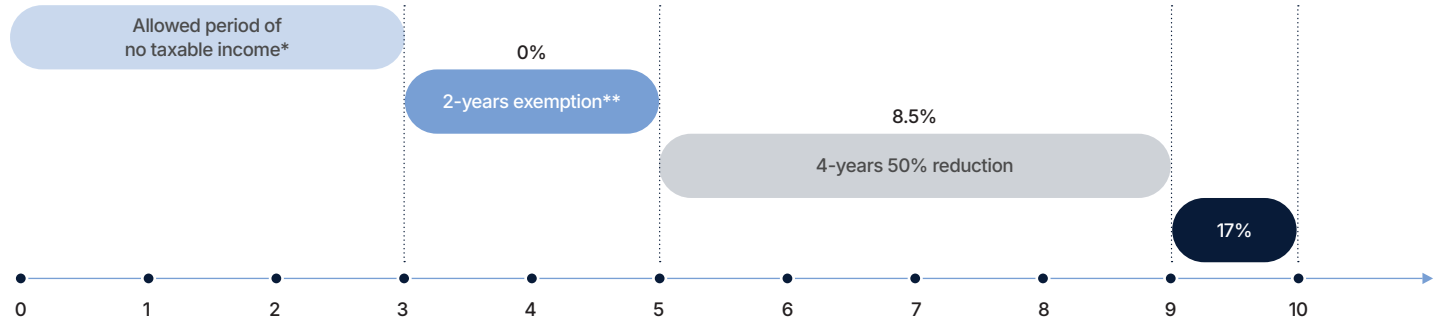
**FOXCONN**

# 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 (VA/sqm): 180**  
\* Updated price as of 2026

	Factory users (VND/kWh)
<b>Normal hours</b> Monday to Saturday (13hrs/day): • 06:00 - 17:30 • 22:30 - 24:00  Sunday: 06:00 - 24:00 (18hrs/ day)	1,987 VND/kWh
<b>Peak hours</b> Monday to Saturday (6hrs/day): • 17:30 - 22:30	3,640 VND/kWh
<b>Off-peak hours</b> Every day of the week (6hrs/day) • 00:00 - 06:00	1,300 VND/kWh

**Water usage rate**  
11,958 VND/m<sup>3</sup>

**Domestic wastewater treatment:**  
22,433 VND/m<sup>3</sup>  
Monthly payment bound by minimum charge for each factory unit.

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

**Telecommunication by VNPT**

\*All prices are VAT exclusive

# DISTANCE TO KEY GATEWAYS

	To Vinh City	To Vinh Airport	To Cua Lo Port	To Hai Phong
<b>Distance</b>	8 km	6 km	19 km	370 km
<b>Travel Time</b>	8 mins	10 mins	30 mins	6 hours

# LOGISTICS COSTS

\* Updated prices as of 2026

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5 ton/truck VND/trip
Vinh Airport	N/A	N/A	200,000 – 300,000
Cua Lo Port	N/A	N/A	300,000 – 500,000
Hai Phong Port	10,500,000	9,550,000	6,000,000 – 9,000,000

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

# MINIMUM WAGE

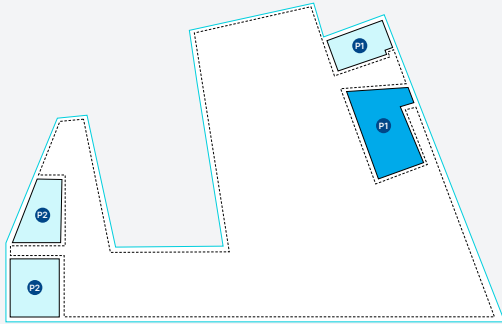
4,730,000 VND/month (region 2)

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

# BW VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK (PHASE 1)

## LAND LOT

Lot E2-02, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam



## SPECIFICATIONS

<b>Structure Type</b>	Reinforced concrete (Slab) Steel structure (Column, Roof)
<b>Column Span x Spacing</b>	9 x up to 20m
<b>Clear Height</b>	7m
<b>Floor Elevation</b>	0.2m
<b>Maximum Floor Loading</b>	2 tons/sqm
<b>Canopy</b>	4m
<b>Operating Door</b>	4 x 4,5m
<b>Dock Leveler</b>	N/A
<b>Firefighting Systems (Class C)</b>	Sprinkler system, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers.
<b>Power Supply</b>	Factory: 180 VA/sqm Office: 100 VA/sqm
<b>Parking</b>	300 lots

# LOT E2-02



## LEGEND

<span style="display: inline-block; width: 15px; height: 15px; background-color: #4F81BD; border: 1px solid black;"></span> Factory	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A8D8A8; border: 1px solid black;"></span> Green Area	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Parking Area
<span style="display: inline-block; width: 15px; height: 15px; background-color: #6A329F; border: 1px solid black;"></span> Office	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Canopy	

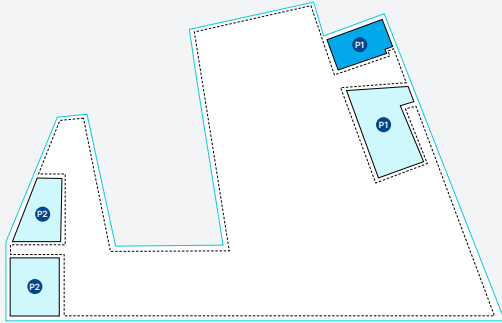
The dimensions listed above are presented as Gross Leasable Area (GLA).

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 VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK (PHASE 1)

## LAND LOT

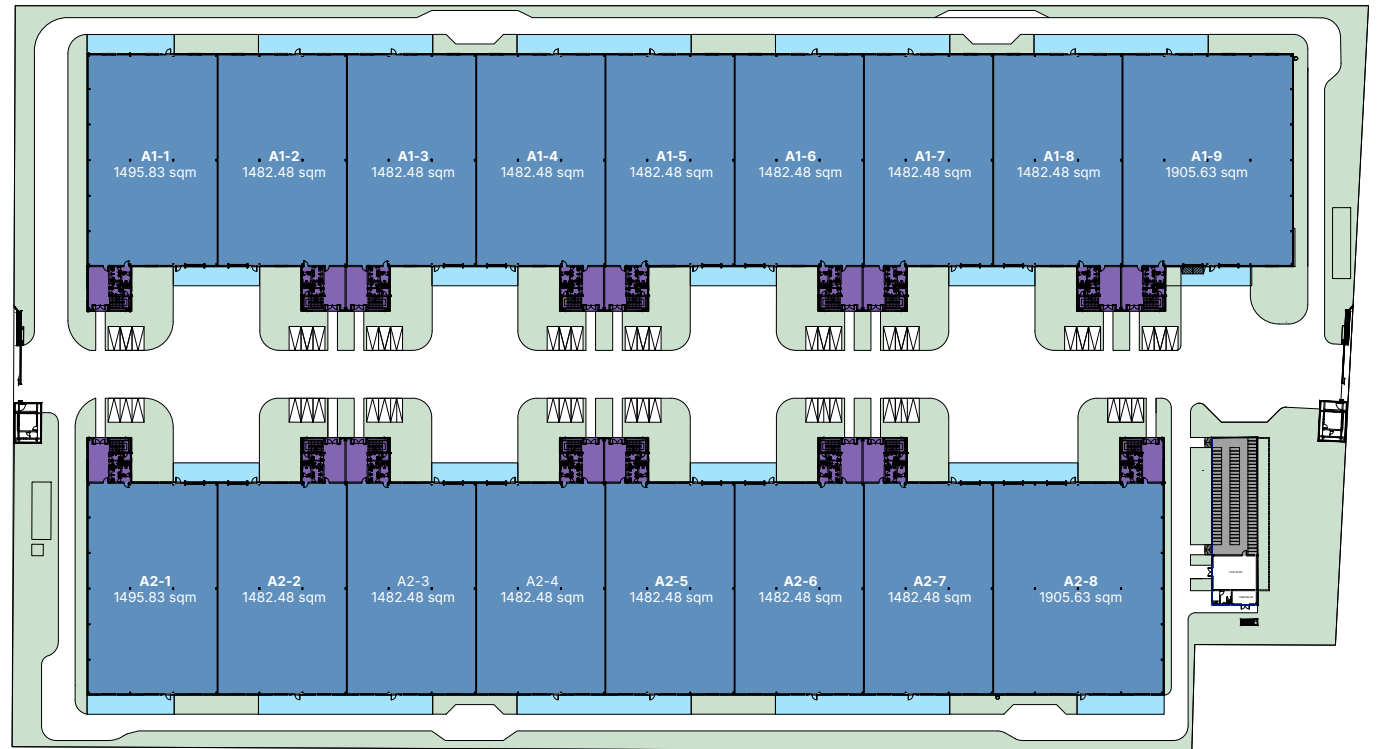
Lot 34-35, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam



## SPECIFICATIONS

<b>Structure Type</b>	Reinforced concrete (Slab) Steel structure (Column, Roof)
<b>Column Span x Spacing</b>	9 x up to 20m
<b>Clear Height</b>	7m
<b>Floor Elevation</b>	0.2m
<b>Maximum Floor Loading</b>	2 tons/sqm
<b>Canopy</b>	4m
<b>Operating Door</b>	4 x 4.5m
<b>Dock Leveler</b>	N/A
<b>Firefighting Systems (Class C)</b>	Sprinkler system, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers.
<b>Power Supply</b>	Factory: 180 VA/sqm Office: 100 VA/sqm
<b>Parking</b>	300 lots

# LOT 34-35



## LEGEND

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #6a3d9a; border: 1px solid black;"></span> Office	<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Canopy	

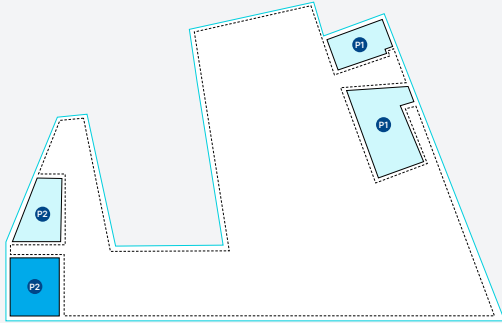
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# BW VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK (PHASE 2)

## LAND LOT

Lot CN-B1, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam



## SPECIFICATIONS

<b>Structure Type</b>	Reinforced concrete (Slab) Steel structure (Column, Roof)
<b>Column Span x Spacing</b>	9 x up to 20m
<b>Clear Height</b>	7m
<b>Floor Elevation</b>	0.2m
<b>Maximum Floor Loading</b>	2 tons/sqm
<b>Fitted-out Office</b>	N/A
<b>Canopy</b>	4 m
<b>Operating Door</b>	4 x 4,5 m
<b>Dock Leveler</b>	N/A
<b>Firefighting Systems (Class C)</b>	Sprinkler system, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers.
<b>Power Supply</b>	Factory: 180 VA/sqm Office: 100 VA/sqm
<b>Parking</b>	900 lots

# LOT CN-B1



## LEGEND

Utilities	Factory	Green Area	Parking Area
Power Station	Office	Canopy	Waste Water treatment

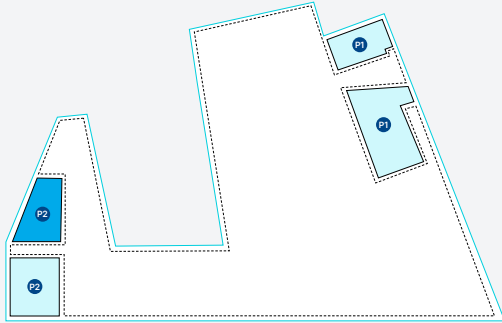
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# BW VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK (PHASE 2)

## LAND LOT

Lot CN-A1, VSIP Nghe An Industrial Park, Hung Nguyen Commune, Nghe An Province, Vietnam



## SPECIFICATIONS

<b>Structure Type</b>	Reinforced concrete (Slab) Steel structure (Column, Roof)
<b>Column Span x Spacing</b>	9 x up to 20m
<b>Clear Height</b>	7m
<b>Floor Elevation</b>	0.2m
<b>Maximum Floor Loading</b>	2 tons/sqm
<b>Fitted-out Office</b>	N/A
<b>Canopy</b>	4 m
<b>Operating Door</b>	4 x 4.5 m
<b>Dock Leveler</b>	N/A
<b>Firefighting Systems (Class C)</b>	Sprinkler system, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers.
<b>Power Supply</b>	Factory: 180 VA/sqm Office: 100 VA/sqm
<b>Parking</b>	680 lots

# LOT CN-A1



## LEGEND

Utilities	Factory	Green Area	Parking Area
Power Station	Office	Canopy	Waste Water treatment

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# CONTACT US

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