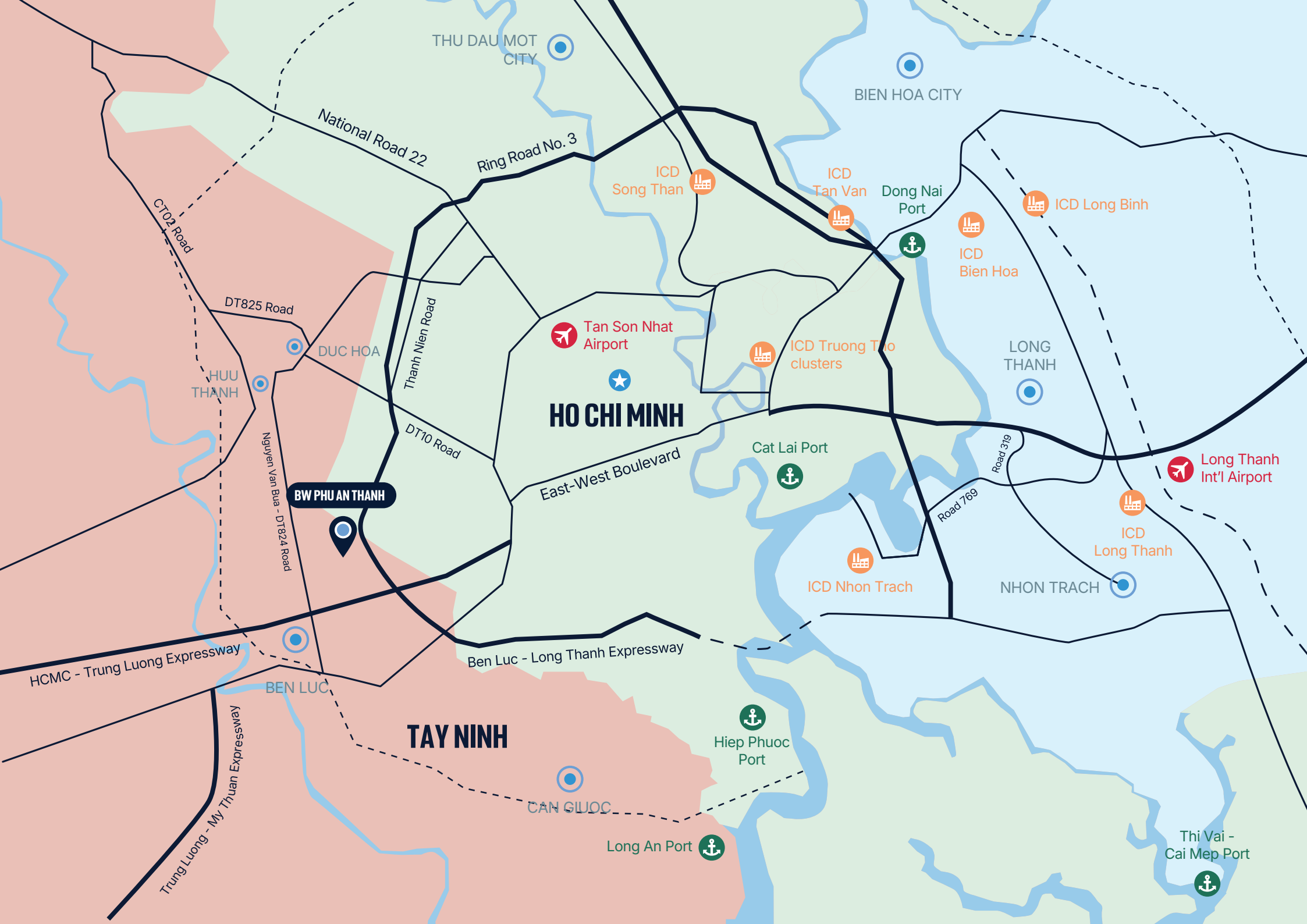




BW INDUSTRIAL

PROJECT PITCHBOOK

BW PHU AN THANH INDUSTRIAL HUB



THU DAU MOT CITY

BIEN HOA CITY

National Road 22

Ring Road No. 3

ICD Song Than

ICD Tan Van

Dong Nai Port

ICD Bien Hoa

ICD Long Binh

CT02 Road

DT825 Road

DUC HOA

HUU THANH

Nguyen Van Bua - DT824 Road

Thanh Nien Road

DT10 Road

Tan Son Nhat Airport

HO CHI MINH

ICD Truong Tho clusters

LONG THANH

East-West Boulevard

Cat Lai Port

Road 379
Road 769

Long Thanh Int'l Airport

ICD Long Thanh

NHON TRACH

ICD Nhon Trach

BW PHU AN THANH

Ben Luc - Long Thanh Expressway

HCMC - Trung Luong Expressway

BEN LUC

TAY NINH

Hiep Phuoc Port

CAN GIUOC

Long An Port

Thi Vai - Cai Mep Port

Trung Luong - My Thuan Expressway

QUICK FACTS



IP Developer
Phu An Thanh
Joint Stock Company



Total IP Land Area
1.002 ha



BW's Land Area
8.4 ha



Location: Lot B5-2, B6, B7, B8, B9, B10, and B11-1, Doc 3 Road, Phu An Thanh Industrial Park, Ben Luc Commune, Tay Ninh Province, Vietnam



Property Type
Ready-built factory



Land Expiry
2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Prime Location: Surrounded by renowned manufacturers such as Coca-Cola, Honda, Mitsubishi, BOSCH, and Hyosung, the site fosters a dynamic environment that is well-suited for manufacturers across diverse sectors.
- Excellent Connectivity: Strategically located within a 60-minute radius of key gateways - including Tan Son Nhat International Airport, Cat Lai Port, Hiep Phuoc Port, and HCMC CBD - the site ensures seamless logistics and efficient business operations.



UTILITIES

Stable Power Supply: 250-400 KVA/factory
*Updated price as of 2026

Low voltage 380 V (voltage level < 6 kV)	
Normal hours Monday to Saturday (13hrs/day) • 06:00 - 17:30 • 22:30 - 24:00 Sunday: 06:00 - 24:00 (18hrs/day)	1,987 VND/kWh
Peak hours Monday to Saturday (6hrs/day) • 17:30 - 22:30	3,640 VND/kWh
Off-peak hours Everyday of the week (6hrs/day) • 00:00 - 06:00	1,300 VND/kWh



Water usage rate
14,564 VND/m³



Wastewater treatment
12,458 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 District 1, HCMC	To TSN Airport	To Cat Lai Port	To Long Thanh Int'l Airport
	38 km	40 km	44 km	93 km
	60 mins	80 mins	70 mins	140 mins

TRANSPORTATION COSTS

* Updated price as of 2026

To	40-ft FCL VND/trip	2-ton truck VND/trip
TSN Airport	4,000,000	3,800,000
Cat Lai Port	2,800,000	2,700,000

* 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/ND-CP effective from 2026

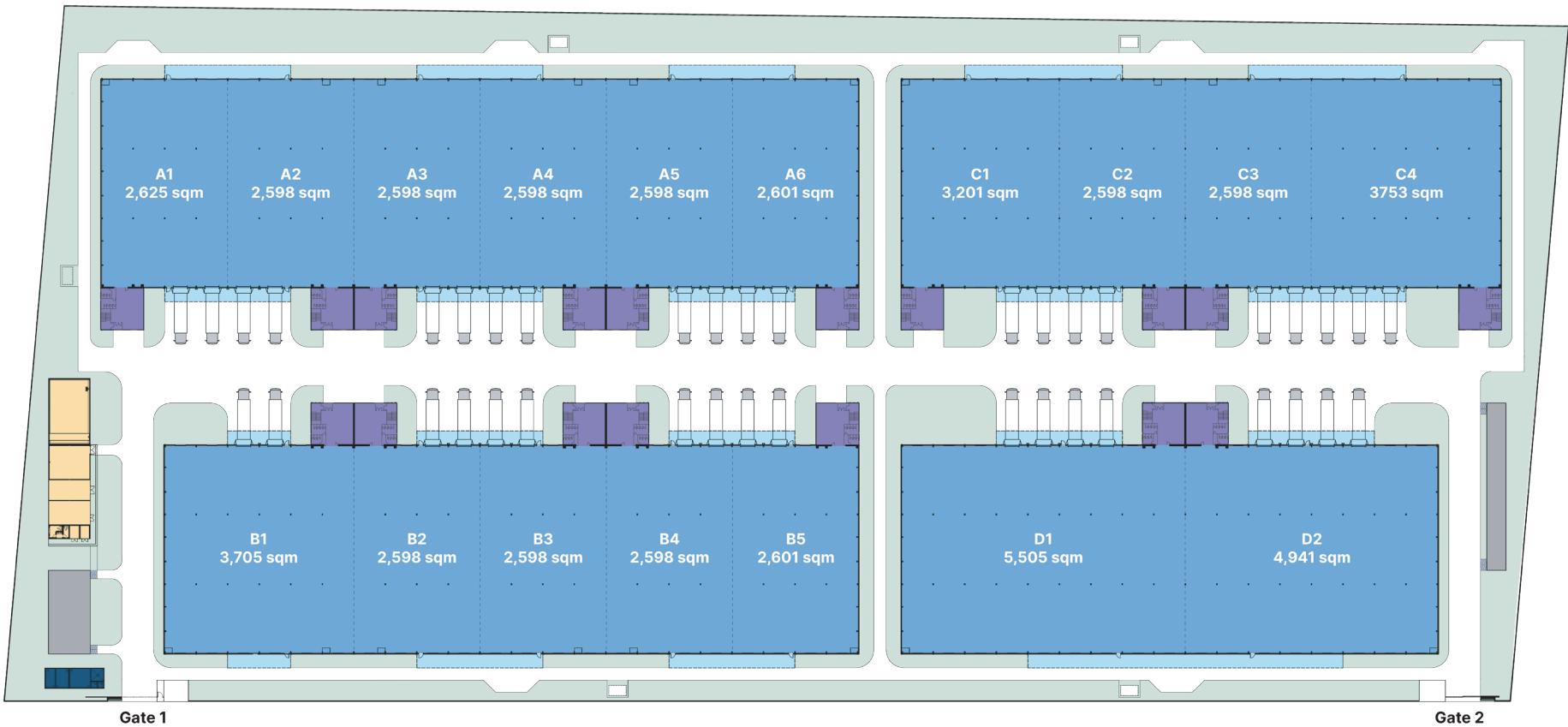
BW PHU AN THANH INDUSTRIAL HUB

LAND LOT

Lot B5-2, B6, B7, B8, B9, B10, and B11-1, Doc 3
Road, Phu An Thanh Industrial Park, Ben Luc Commune,
Tay Ninh Province, Vietnam

SPECIFICATIONS

BUILDING		FACILITIES	
Clear Height	7m	Power Supply	180 VA/sqm
Floor Loading	2 tons/sqm	Firefighting Systems	Sprinkler system, smoke exhaust system, and automatic fire alarm system
Column Span	20m	Parking	552 sqm central bike parking, 2 car lots/unit
Column Space	9m		



LEGEND

Utilities	Green Area	Canopy
Office	Parking Area	Waste Water Treatment

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

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