FACILITIES

Car & motorcycle parking

24 hr security with CCTV, fence and security booth

Fire alarm system (Beam detector/smoke detector, Manual call point), smoke exhaust fan, emergency and exit light, fire hose box, fire extinguisher, sprinkler, lightning protection

AMENITIES



- Hai Phong Administration Center (15 km - 30 minutes)
- 1 Hai Phong Medical University Hospital (13 km - 20 minutes)
- 2 Vinmec Hai Phong International Hospital (16 km - 30 minutes)
- 3 Hai Phong International General Hospital (16 km - 30 minutes)
- 1 PT Hermann Gmeiner School Hai Phong (11 km - 20 minutes)
- 2 Vinschool Imperia Hai Phong (16 km - 30 minutes)
- 3 QSI International School of Hai Phong (22 km - 30 minutes)
- 1 Parkson TD Plaza (11 km - 20 minutes)
- 2 Vincom Plaza Imperia Hai Phong (16 km - 30 minutes)
- 1 Somerset Central TD Hai Phong City (13 km - 20 minutes)
- 2 Vinhomes Imperia Hai Phong (18 km - 30 minutes)
- 1 BRG Ruby Tree Golf Resort (25 km - 30 minutes)
- 2 Vinpearl Golf Hai Phong (30 km - 50 minutes)
- Cat Bi Airport

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 DEEP C 1 INDUSTRIAL & LOGISTICS PARK



BW INDUSTRIAL

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

QUICK FACTS

IP developer
Dinh Vu Industrial Park JSC

Total IP land area
541 ha

BW's land area
6.7 ha

Location
CN5.6D Lot, Dinh Vu Industrial Park, Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong City, Vietnam

Property type
Ready-built factory
Ready-built warehouse

Land expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

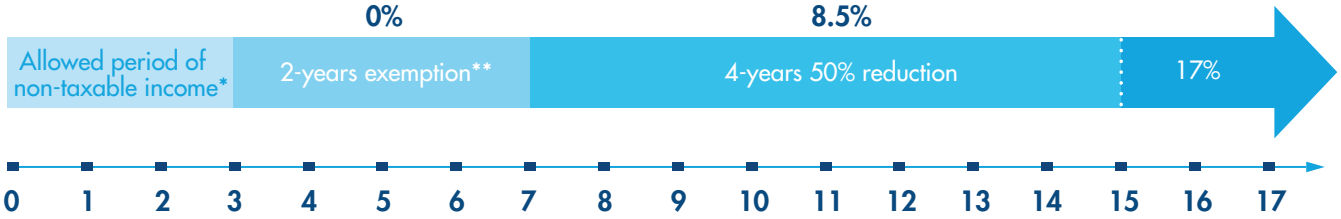
- Next to Lach Huyen International Gateway Port - the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

PEGATRON · VINFAST · General Electric · KYOCERA · ReginaMiracle · LG

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

Stable Power Supply: 95 - 326 KVA/factory
*Updated price as of 2026

	Low tension 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)	**3,152 VND/kWh**
Peak hours Monday to Saturday (6hrs/day): + 17:30 - 22:30	**5,422 VND/kWh**
Off-peak hours Everyday of the week (6hrs/day) + 00:00 - 06:00	**1,918 VND/kWh**

- Water usage rate: 20,874 VND/m^3
- Wastewater treatment: 20,858 VND/m^3 (based on 80% water consumption)
- Telecommunication by VNPT

*All prices are VAT exclusive
*Other terms and conditions are subject to utility contract with the industrial park developer

PROXIMITY

	To Hai Phong Port	To Cat Bi Airport	To Hai Phong City	To Hanoi
↔	5 km	13 km	15 km	125 km
🕒	8 minutes	24 minutes	25 minutes	110 minutes

TRANSPORTATION COST

*Updated prices from December 2020

To	Container 20 ft VND/trip	Container 40 ft VND/trip
Tan Vu Port	1,100,000	1,300,000
Noi Bai Airport	4,000,000	4,100,000

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

MINIMUM WAGE

5,310,000 VND/month (region 1)
According to Decree 2024293/2025/NĐ-CP effective from January 01, 2026

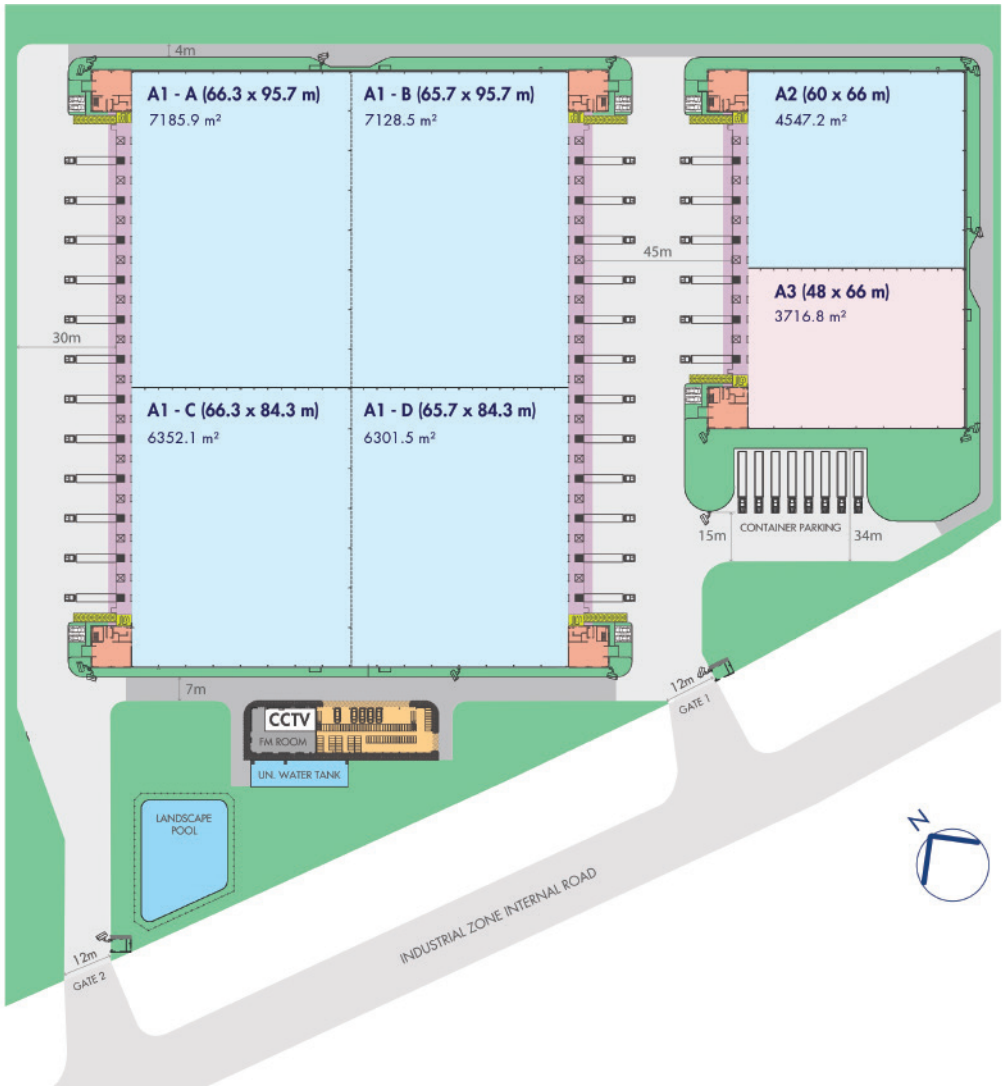
BW DEEP C1 INDUSTRIAL & LOGISTICS PARK

LAND LOT

Plot IN5.6D
Deep C 1 IP - Hai Phong

SPECIFICATIONS

BUILDING	
Clear Height	9 m (warehouse area) 2.8 m (office area)
Platform Height	1.3 m
Floor Loading	3 tons/sqm
Column Width * Span	12 x 33 m
Loading Bay Width	4.5 m (6.5 m canopy)
Loading Dock	60 (with 30 dock levelers)
FACILITIES	
Sectional Door	3.5 x 3 m
Lighting	Standard lighting 150 lux (warehouse)
Fire Fighting System	Sprinklers, smoke detectors and fire extinguishers
Power Supply	109-141-157 KVA/unit (warehouse) 822 KVA/unit (factory)
Parking Lots	350 bike lots 12 car lots 08 container lots



LEGEND

- CCTV
- Forklift Battery Charging
- Sectional Door

- Warehouse
- Factory A3
- 2-storey Parking Area & Utility House
- Office
- Canopy Loading Bay
- Green 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.