

BW INDUSTRIAL ESR

PROJECT PITCHBOOK

BW ESR NAM SON HAP LINH LOGISTICS PARK



DISTANCE TO KEY GATEWAYS

To		
Noi Bai Airport	33km	37 mins
Hanoi CBD	40km	60 mins
Hai Phong Airport	110 km	120 mins
Bac Ninh CBD	10km	15 mins

LOGISTICS COST

* price unit: VND/trip

To	40-ft FCL	20-ft FCL	2.5 ton-truck
Noi Bai Airport	2,500,000	2,000,000	850,000
Hai Phong Port	4,800,000	4,300,000	1,750,000
Huu Nghi Border Gate	4,800,000	4,300,000	1,750,000

*The cost above includes trucking and toll fees only, and does not take into consideration lift-on/lift-off and other charges.

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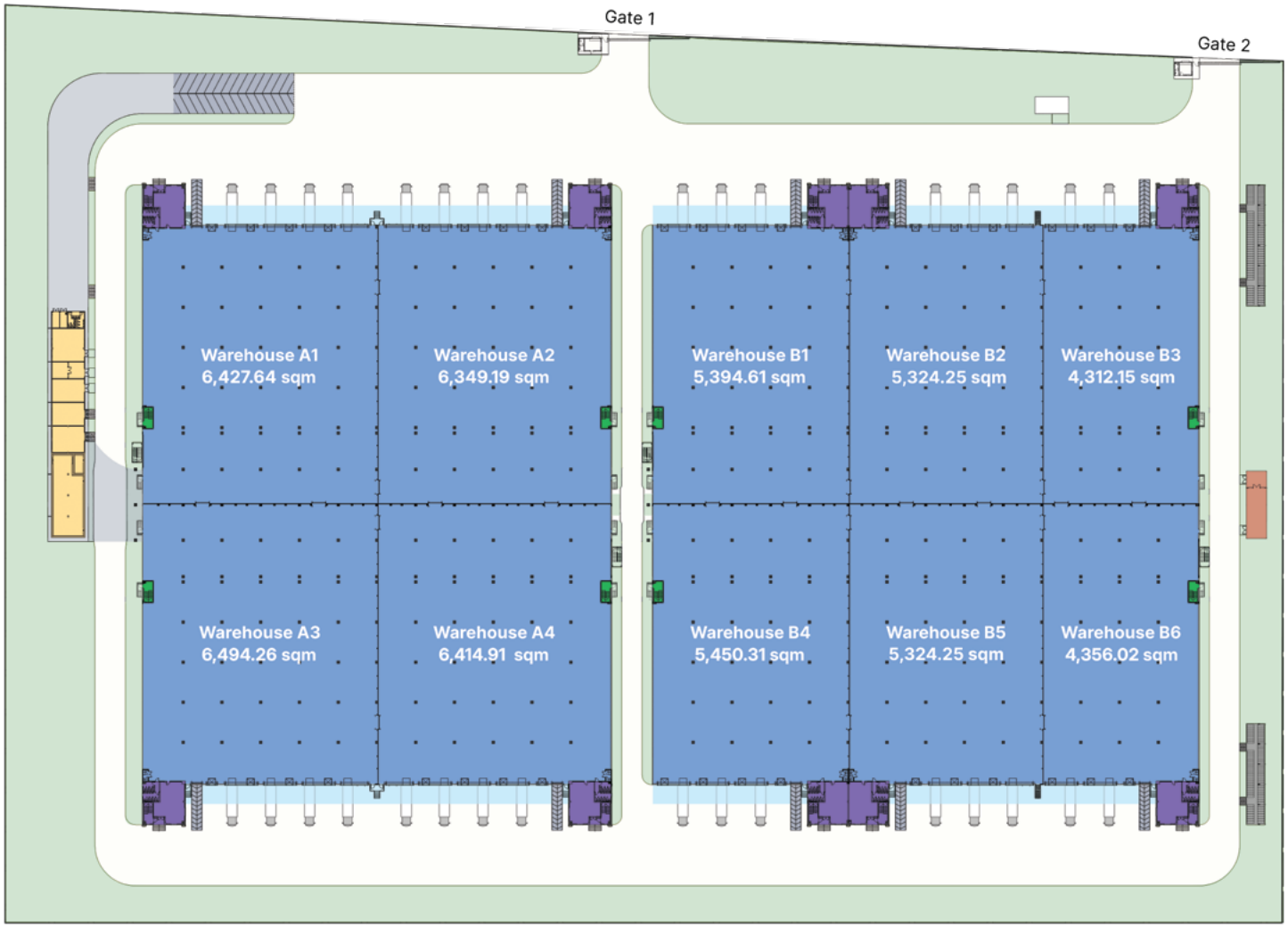
LAND LOT

Lot A2, Nam Son – Hap Linh Industrial Park, Nam Son Ward,
Bac Ninh City, Bac Ninh

SPECIFICATION

Structure Type	Reinforce concrete (Slab, Column, Beam)
Column Spacing × Span	11.9 m x 11.5 m
Clear Height	Up to 9 m
Floor Elevation	1.3 m
Maximum Floor Loading	3 tons/sqm
Office	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Canopy	6 m
Door	Sectional door: 9.5m / 8m x 3.5m Rolling door: 3 m x 4.5 m Fire curtain rolling door: 4 m x 4 m
Dock Leveler	50% readily equipped 50% reserved dock pit
Firefighting Systems (Class C)	NFPA 13 standard, ESFR sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	Warehouse: 20 VA/sqm Office: 100 VA/sqm
Lighting	150 lux for warehouse 300 lux for office
Parking	02 central parking areas with total 140 bike lots

GROUND FLOOR



LEGEND

Utilities
Green Area
Canopy
Substation
Office
Ramp
Staircase
Parking Area

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.

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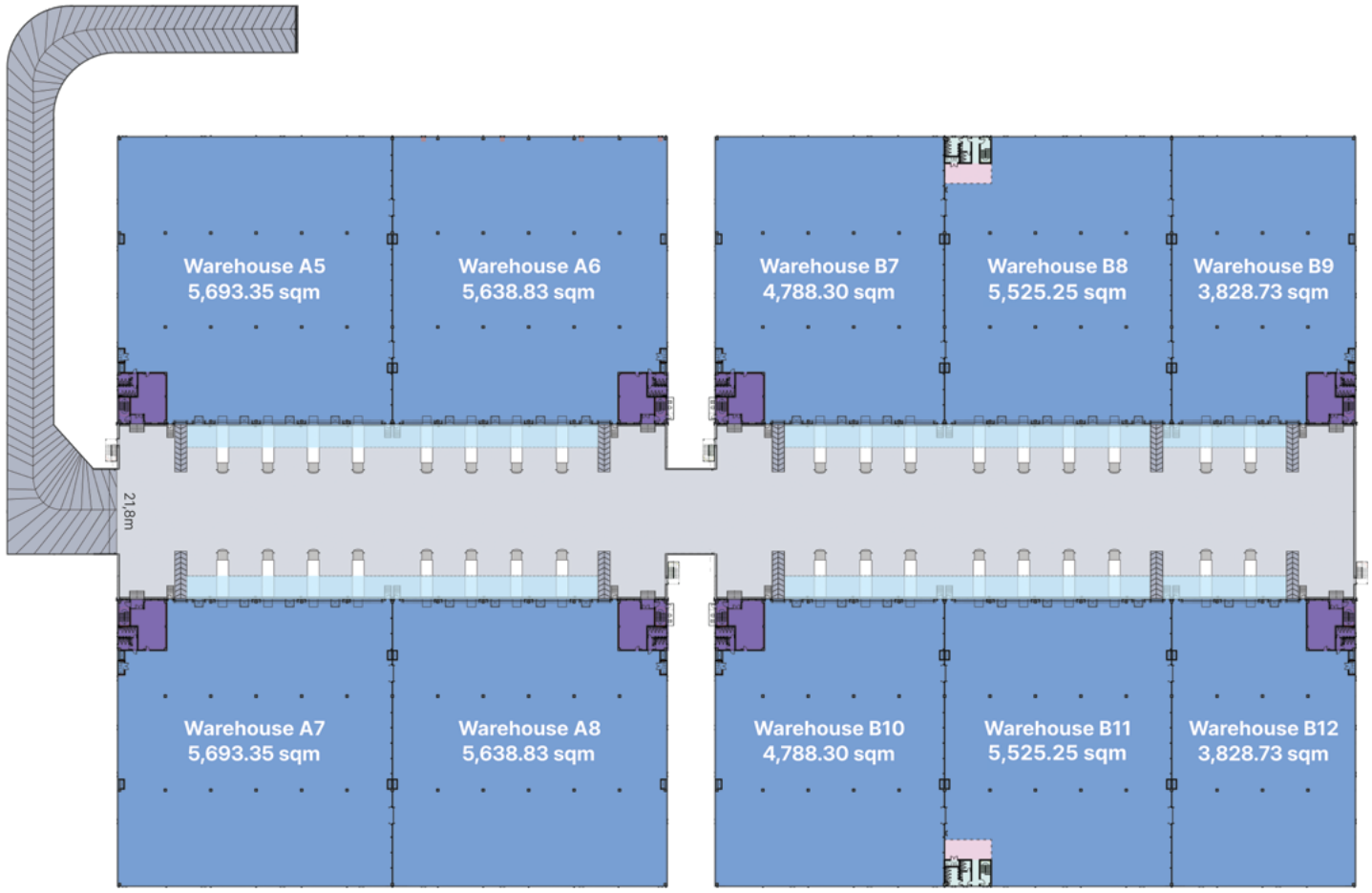
LAND LOT

Lot A2, Nam Son – Hap Linh Industrial Park, Nam Son Ward,
Bac Ninh City, Bac Ninh

SPECIFICATION

Structure Type	Reinforce concrete (Slab, Column, beam) Roof: Steel structure
Column Spacing × Span	11.9 m x 23.8 m / 24.5 m
Clear Height	9 m
Floor Elevation	1.3 m
Maximum Floor Loading	2.5 tons/sqm
Office	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Canopy	6 m
Door	Sectional door: 9.5m / 8m x 3.5m Rolling door: 3m x 4.5m Fire curtain rolling door: 4m x 4m
Dock Leveler	50% readily equipped 50% reserved dock pit
Firefighting Systems (Class C)	NFPA 13 standard, ESFR sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	Warehouse: 20 VA/sqm Office: 100 VA/sqm
Lighting	150 lux for warehouse 300 lux for office
Parking	02 central parking areas with total 140 bike lots

2ND FLOOR



LEGEND

Canopy
Office
Ramp
Toilet
Functional Room

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BW INDUSTRIAL

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