



BW INDUSTRIAL

PROJECT PITCHBOOK

BW VSIP NGHE AN INDUSTRIAL AND LOGISTICS PARK



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-A1 & CN-B1, 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.







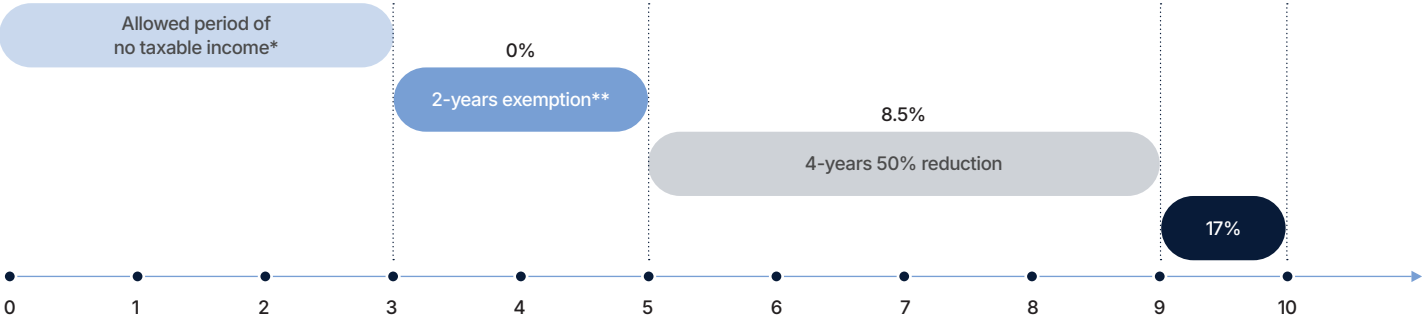
FOXCONN®

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)	
Normal hours Monday to Saturday (13hrs/day): <ul style="list-style-type: none">• 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): <ul style="list-style-type: none">• 17:30 - 22:30	3,640 VND/kWh
Off-peak hours Every day of the week (6hrs/day) <ul style="list-style-type: none">• 00:00 - 06:00	1,300 VND/kWh

**Water usage rate**
11,958 VND/m³

**Domestic wastewater treatment:**
22,433 VND/m³
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
	8 km	6 km	19 km	370 km
	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)

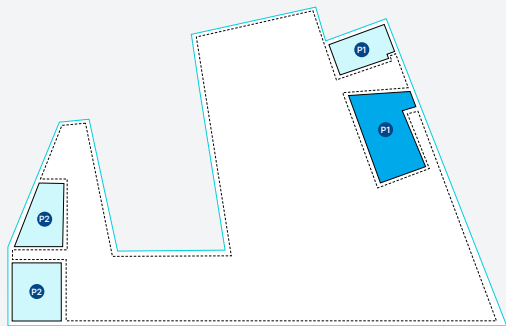
MINIMUM WAGE

4,730,000 VND/month (region 2)
*According to Decree No. 293/2025/NĐ-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

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

LOT E2-02



LEGEND

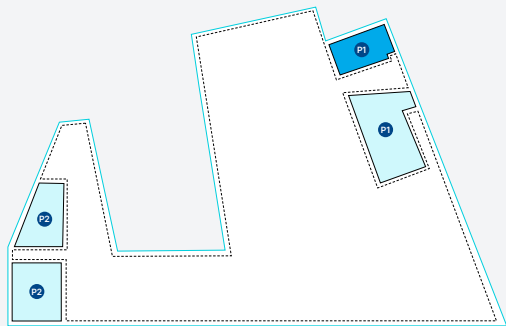
 Factory	 Green Area	 Parking Area
 Office	 Canopy	

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

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

LOT 34-35



LEGEND

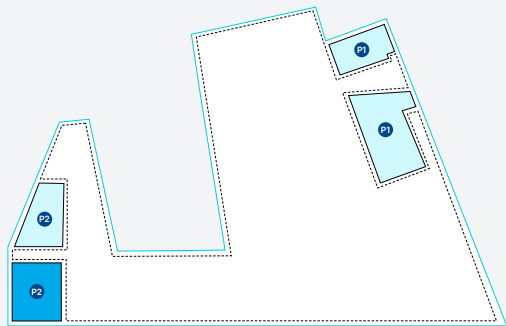
Factory	Green Area	Parking Area
Office	Canopy	

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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

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

LOT CN-A1



LEGEND

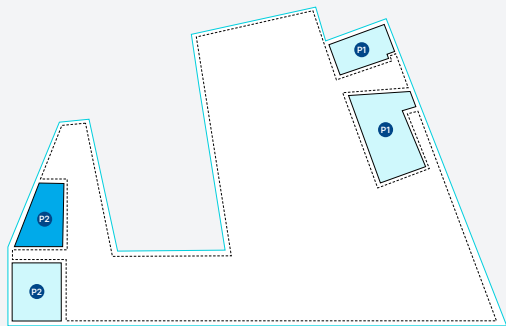
Utilities	Factory	Green Area	Parking Area
Power Station	Office	Canopy	Waste Water treatment

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

LAND LOT

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



SPECIFICATIONS

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

LOT CN-B1



LEGEND

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

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