

FACILITIES

- P

Car & motorcycle parking
- 24 hr security with CCTV, fence and security booth
- Fire alarm system (Beam detector/smoke detector, Manual call point), emergency and exit light, fire hose box, fire extinguisher, smoke exhaust fan, sprinkler, lightning protection

AMENITIES



- Nghe An Administration Center
(9 km - 19 minutes)
- 1 Big C Vinh Supermarket
(7 km - 15 minutes)
- 2 Vinh Supermarket
(7 km - 15 minutes)
- 3 MM Mega Market Vinh
(13 km - 24 minutes)
- 1 Cua Lo Golf Resort
(18 km - 27 minutes)
- 2 MuongThanh Golf ClubXuanThanh
(30 km - 45 minutes)
- 1 Vinh University
(10 km - 20 minutes)
- 1 Muong Thanh Vinh Hotel
(7 km - 12 minutes)
- 2 Saigon Kim Lien Hotel
(7 km - 15 minutes)
- 3 Muong Thanh Grand Phuong Dong Hotel
(9 km - 20 minutes)
- 1 115 Nghe An General Hospital
(7 km - 12 minutes)
- 2 Vinh International Hospital
(8 km - 15 minutes)
- 3 Nghe An Obstetrics and Pediatrics Hospital
(10 km - 19 minutes)
- 2 Vinh University of Technology Education
(11 km - 20 minutes)

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.



VIETNAM’S LEADING FOF-RENT
LOGISTICS & INDUSTRIAL DEVELOPER


PROJECT PITCHBOOK
BW VSIP NGHE AN INDUSTRIAL HUB




Address: 11th Floor, TNR Tower
No. 54A Nguyen Chi Thanh Street, Lang Thuong Ward,
Dong Da District, Hanoi, Vietnam

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


QUICK FACTS

**IP developer**


VSIP Nghe An

**Total IP land area**


750 ha

**BW's land area**


14.6 ha

**Location**

- No.2, Huu Nghi Road (Lot 34, 35), VSIP Nghe An Industrial Park, Hung Tay Commune, Hung Nguyen District, Nghe An Province, Vietnam
- No.1, Road No. 4 (Lot E2-02), VSIP Nghe An Industrial Park, Hung Tay Commune, Hung Nguyen District, Nghe An Province, Vietnam

**Property type**

Ready-built factory

**Land expiry**

2065

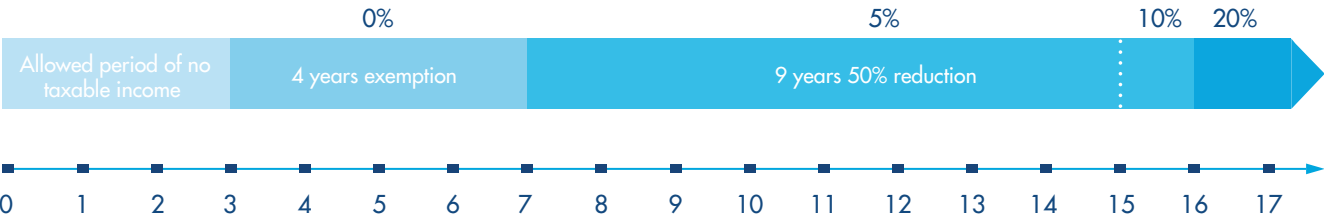
EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- VSIP Nghe An is strategically located right on National Road 1A and the future New North-South national highway. The Nghe An CBD and Vinh International Airport can be reached in as little as 10 minutes while the nearest Cua Lo seaport is only 20 minutes away. The site has advantages due to its abundant labor force, competitive employment cost, attractive rental rate and favorable tax incentives .
- Hassle-free business setup thanks to BW’s strong connections with the local authorities.
- Presence of mature neighboring industries:



TAX INCENTIVES

CIT
*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get “revenue” exemption for the first 4 years, deduction 50% for the next 9 years.



UTILITIES

Stable Power Supply: 95-326 KVA/factory
*New price from November, 2023

Low tension 400 V (voltage level < 6 KV)	
Normal hours Monday to Saturday: + 04:00 - 09:30 (05 hours and 30 minutes) + 11:30 - 17:00 (05 hours and 30 minutes) + 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	1,809 VND/kWh
Peak hours Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	3,314 VND/kWh
Off-peak hours All days from 22:00 to 04:00 the next morning (06 hours)	1,184 VND/kWh

- Water usage rate: 11,958 VND/m³
- Domestics wastewater treatment: 22,433 VND/m³ Monthly payment bound by minimum charge for each factory unit.
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

*All prices are VAT exclusive and are subject to change by suppliers from time to time.

PROXIMITY

	To Vinh City	To Vinh Airport	To Cua Lo Port	To Hai Phong
	8 km	6 km	19 km	370 km
	8 minutes	10 minutes	30 minutes	6 hours

TRANSPORTATION COST

*Updated price from 2024

To	40 ft FCL VND/trip	20 ft FCL VND/trip	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

4,160,000 VND/month (region 2)
*According to Decree No. 38/2022/ND-CP effective from 01 July, 2022

**BW VSIP NGHE AN INDUSTRIAL HUB
(PHASE 1) LOT E2-02**

LAND LOT

Lot E2 - 02
VSIP Nghe An IP - Phase 1

SPECIFICATIONS

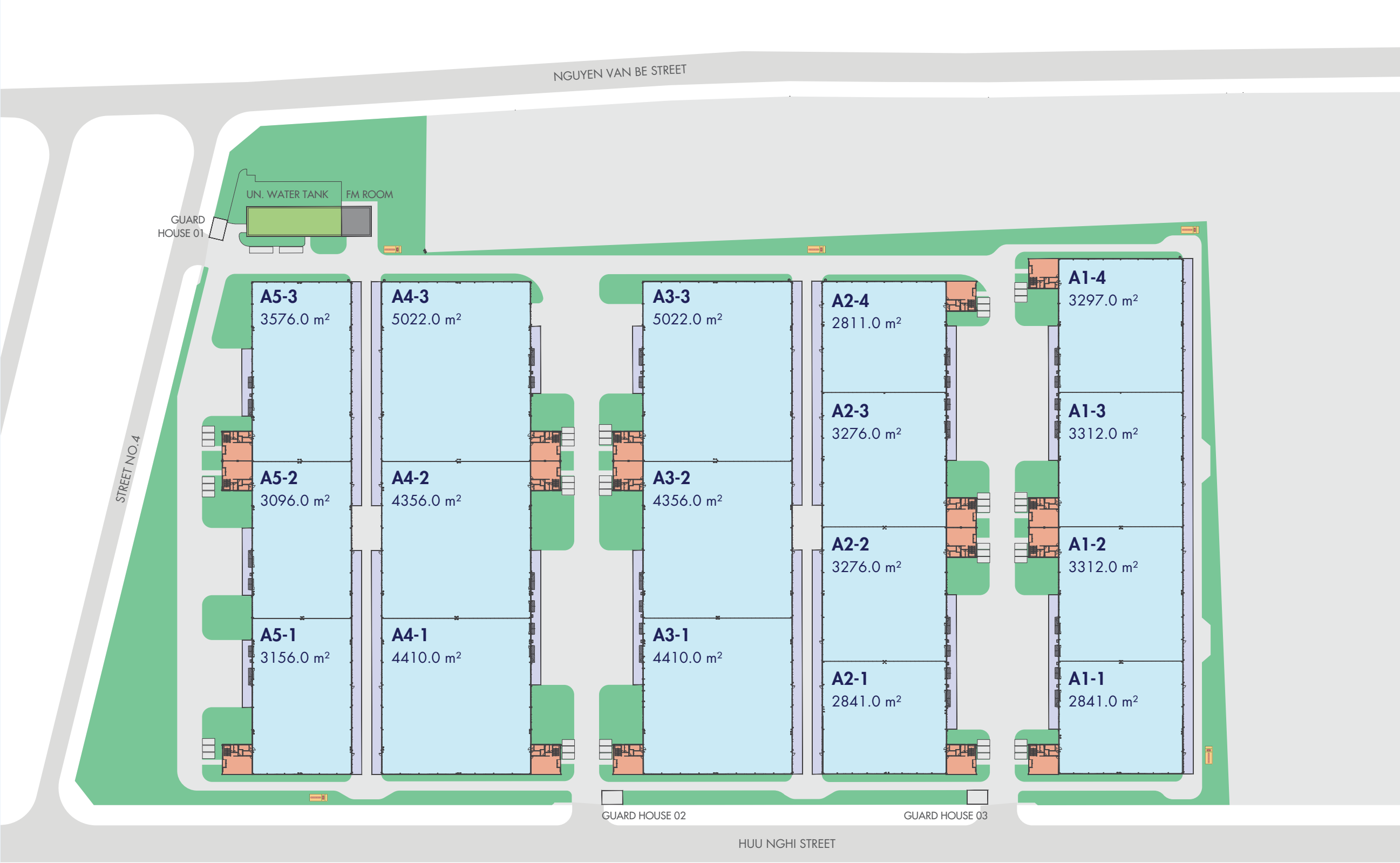
Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

Factory floor loading:
2 tons/sqm. (production area)

- Factory
- Office
- Canopy
- Parking Area
- Green Area
- Substation

The listed dimension is in from 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.



**BW VSIP NGHE AN INDUSTRIAL HUB
(PHASE 1) LOT 34-35**

LAND LOT

Lot 34 - 35
VSIP Nghe An IP - Phase 1

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

Factory floor loading:
2 tons/sqm. (production area)

- Factory
- Office
- Canopy
- Parking Area & Utility House
- Green Area
- Substation

The listed dimension is in from of Gross Leasable Area (GLA).

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