

INTEGRATED FACTORY & WAREHOUSE

Nam Dinh Vu IP, North Vietnam



- | | |
|----------------------------|-------------------|
| 1 Mong Cai Border Gate | 200 km / 180 mins |
| 2 Van Don Intl. Airport | 100 km / 80 mins |
| 3 Hai Phong Port | 15 km / 25 mins |
| 4 Lach Huyen Deep-sea port | 11 km / 15 mins |
| 5 Hai Phong City Center | 16 km / 28 mins |
| 6 Cat Bi Intl. Airport | 13 km / 20 mins |
| 7 Hanoi Capital | 122 km / 100 mins |

KEY HIGHLIGHTS



Column free design,
optimal for storage
& production



Wide internal road
Multiple access



Compelling CIT
incentives



EDGE Certified
Solar roof initiative

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Hai Phong City, North Vietnam



ELECTRICAL PROVISION	Max 200 KVA/unit 3-phase power
MINIMUM LEASED AREA	4,800 m ²
CLEAR HEIGHT	Warehouse: 9.5 m Office: 2.8 m
WALL	1.2m brick wall with louver and metal sheeting cladding with skylight above
PLATFORM HEIGHT	1.3 m
COLUMN SPACING	25 x 16 m
LOADING ALLOWANCE	Warehouse: 3 tons/m ² Office: 300 kg/m ² Ceiling hanging: 20 kg/m ²
LOADING DOCK/ DOCK LEVELER	Hydraulic type, 6 tons capacity
FIRE PREVENTION SYSTEM	Sprinklers, fire alarm, smoke detectors, fire hydrants, portable fire extinguishers, smoked exhausted fan
SECURITY	24/7

ELECTRICAL PROVISION	Max 600 KVA/unit 3-phase power
MINIMUM LEASED AREA	2,500 m²
CLEAR HEIGHT	Factory: 6.5 m Office: 2.8 m
WALL	1.2m brick wall with louver and metal sheeting cladding with skylight above
COLUMN SPACING	51m span column free, 8m spacing for side columns
ROLLER SHUTTER	3m wide x 4.5m high
LOADING ALLOWANCE	Factory: 2 tons/m² Office: 300 kg/m² Ceiling hanging: 20 kg/m²
FIRE PREVENTION SYSTEM	Sprinklers, fire alarm, smoke detectors, fire hydrants, portable fire extinguishers
SECURITY	24/7



GENERAL INFORMATION

PROJECT NAME	GNP Nam Dinh Vu – Industrial Center							
DEVELOPER	Gaw NP Industrial							
TYPE	Ready-built Factory/ Warehouse for Lease							
OVERVIEW OF HAI PHONG	Hai Phong is a major industrial city and the third-largest in Vietnam. It is also the center of technology, economy, culture, medicine, education, science and trade in the Red River delta.							
		Total area 1,562 km²		Population ~2 million		GRDP growth rate 12.38%		Labor force 52.3%
		Export turnover US\$25 billion		FDI investment US\$5.14 billion		2021 PCI ranking 02/63		Wage zone I US\$191/ month
SCALE		GFA 105,000 m²		Availability Q2/2023				
OPERATION TIME	Until 2059							

INFRASTRUCTURE & UTILITIES

POWER

Tenant signs contract directly with NDVESCO

2 x 63 MA - 110/22KV transformers

Normal Hrs.

1,555 VND/kWh

Peak Hrs.

2,871 VND/kWh

Off-peak Hrs.

1,007 VND/kWh

MON

TUE

WED

THU

FRI

SAT

SUN

04:00 - 09:30

09:30 - 11:30

11:30 - 17:00

17:00 - 20:00

20:00 - 22:00

22:00 - 04:00

WATER

Tenant signs contract directly with Sao Do Investment Group JSC

Capacity 150,000 m³/ day-night

Price: 16,300 VND/m³

WASTEWATER TREATMENT

Tenant signs contract directly with Nam Viet Environment Treatment Co., Ltd

Wastewater is equal to 80% of the clean water use

Pricing subject to third party supplier

TELECOMMUNICATION

Readily available telecommunication infrastructure

AMENITIES

Truck parking and community canteens

COMMERCIAL TERMS

MINIMUM UNIT SIZE	<ul style="list-style-type: none"> Factory: 2,500 m² Warehouse: 4,800 m² (combined units available upon request)
MONTHLY RENTAL FEE	Competitive price – Subject to further information
RENT FREE PERIOD & FIT OUT PERIOD	Negotiable – Subject to further information
SECURITY DEPOSIT	06 months
PAYMENT TERMS	Quarterly
LEASE TERMS	3 – 5 years

PREFERENTIAL INDUSTRIES

INDUSTRIES	<ul style="list-style-type: none"> Packaging and plastic products Light technology (textile industry) Automotive, electronics Logistics and warehousing
PRODUCING	<ul style="list-style-type: none"> Mechanics, precision mechanics New materials, specialized materials, construction materials Electronics, electrical refrigeration, telecommunications, information technology, high technology Paints (meet the required conditions), chemicals, rubber, cosmetic
CORPORATE INCOME TAX (CIT)	<ul style="list-style-type: none"> Tax rate: 10% for 15 years Tax incentive: special tax incentives of Dinh Vu Cat Hai EZ

Notes: 1. Based on latest available government statistics

2. Based on latest provincial regulations or third-party providers' rates and charges

GNP – LIFECYCLE CONSULTING SERVICES

INVESTMENT CONSULTANCY

We provide guided assistance through each and every step of your Investment journey in Vietnam



OPERATION CONSULTANCY

We partner with Verified Service Provider to accompany you through your smooth operations in Vietnam



Fit out



Recruitment



Supply Chain



Industrial Catering



Security Guard



Transportation

Notes:

1. The timeline based on latest provincial regulations and may be subjected to change under certain circumstances

2. PA: Principle Agreement

LA: Lease Agreement

EPE: Export Processing Enterprise

IRC: Investment Registration Certificate

ERC: Enterprise Registration Certificate

EIA: Environment Impact Assessment

IZA: Industrial Zone Authority



GNP NAM DINH VU - INDUSTRIAL CENTER

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