



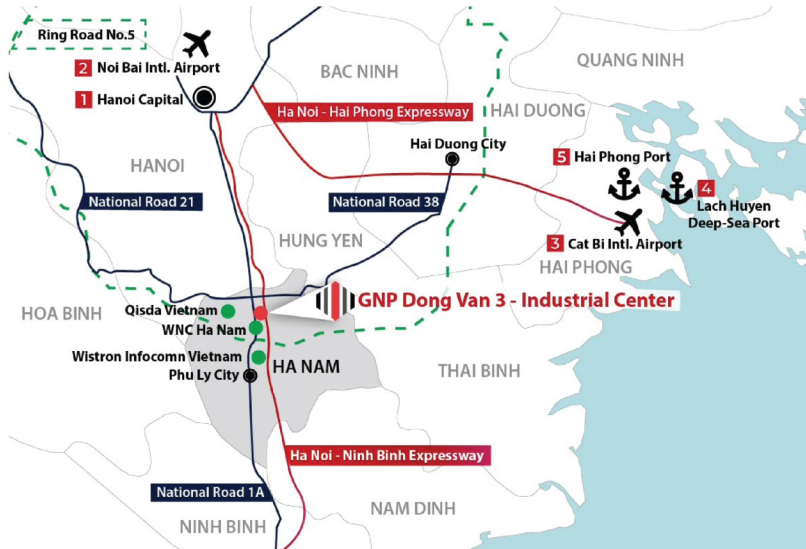
GNP Dong Van 3 Industrial Center

**Ready-built Factory & Warehouse For Lease
Ha Nam Province, Northern Vietnam**

 **+84 789 75 77 88**

 **info@gawnpindustrial.vn**

STRATEGIC LOCATION



- | | | |
|---|--|-----------------|
| 1 | Ha Noi Capital: | 50km/ 60 mins |
| 2 | Noi Bai International Airport: | 80km/ 70 mins |
| 3 | Cat Bi International Airport: | 130km/ 100 mins |
| 4 | Lach Huyen Deep-sea Port: | 120km/ 100 mins |
| 5 | Hai Phong Port: | 130km/ 100 mins |
| 6 | Notable occupiers in the neighborhood: | |
| | | |

KEY HIGHLIGHTS



ON-SITE ENERGY REDUCTION:

- EDGE Certificate



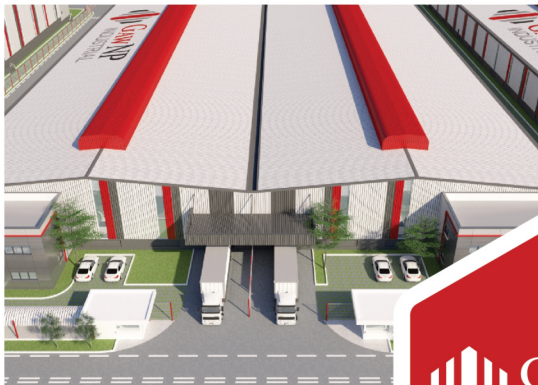
OPTIMAL DESIGN FOR STORAGE & PRODUCTION:

- Column-free design
- Wide internal road: maximum 15m, 4 lanes
- Multiple access: 6 gates



ALL-IN-ONE SUPPORTING FACILITIES:

- Sewage treatment plant: 400m³/day
- 24/7 security: guardhouse, CCTV & lighting for common area
- Parking area and truck court

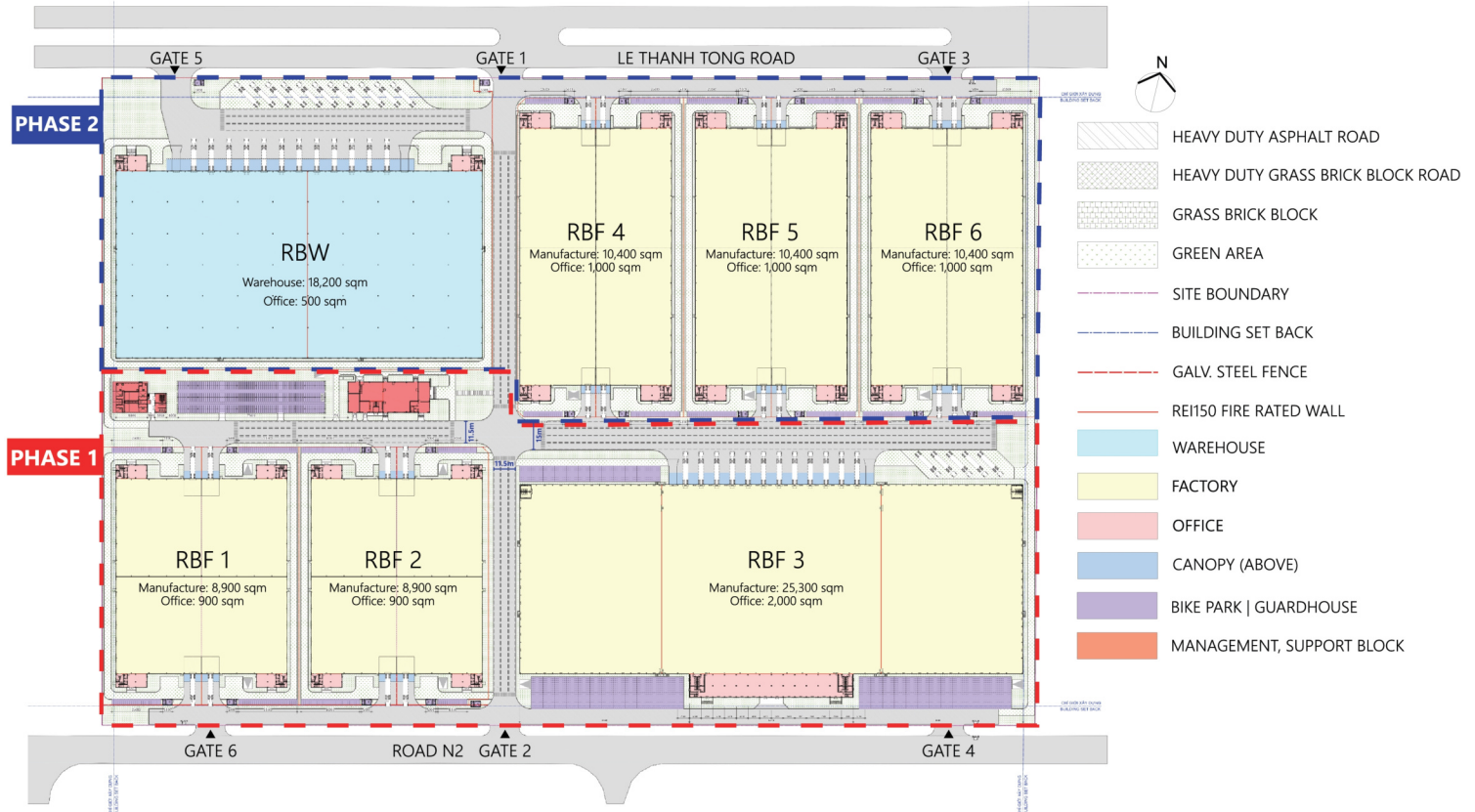


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MASTER PLAN



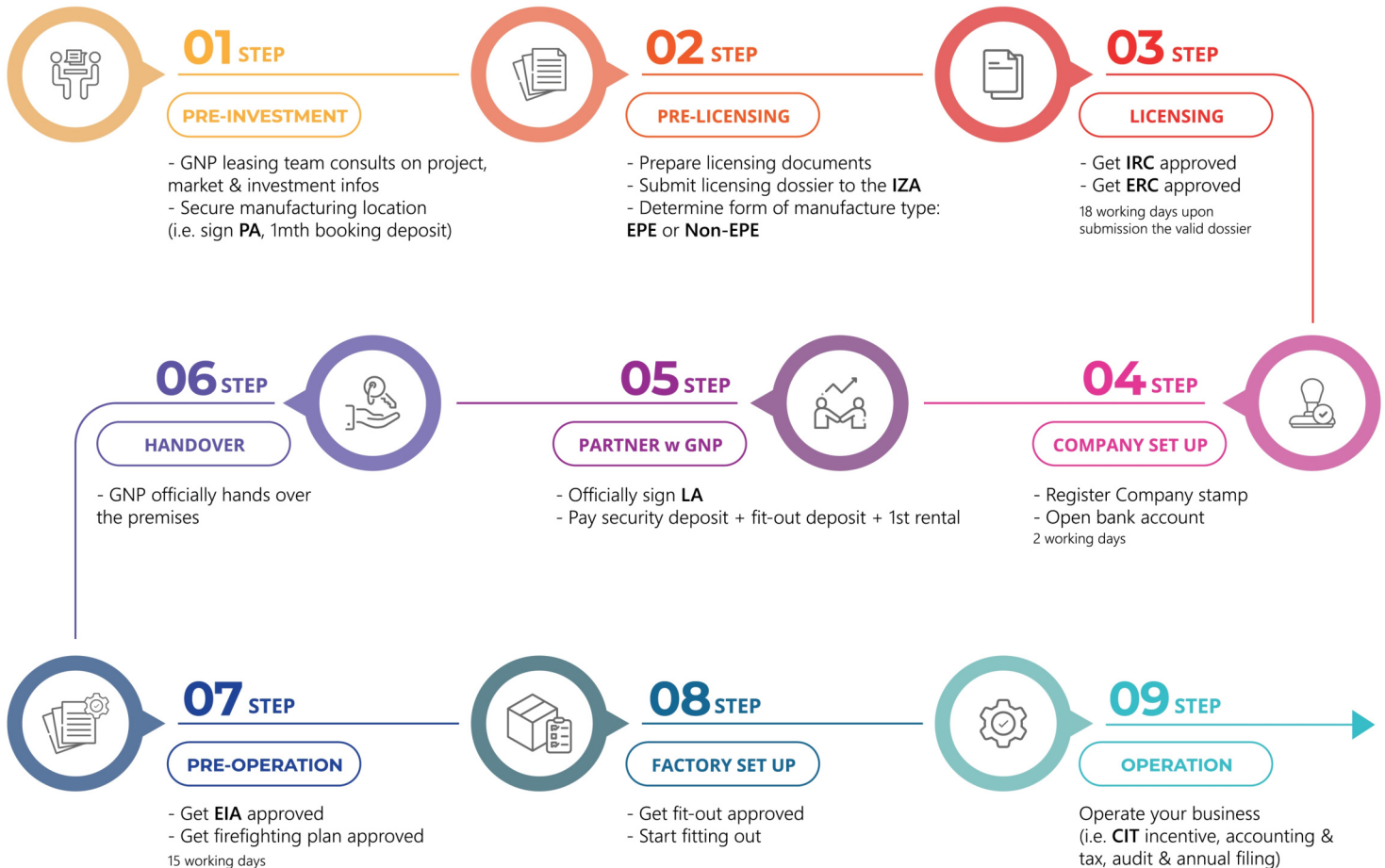
TECHNICAL SPECIFICATIONS

FACTORY

WAREHOUSE

EXPECTED HAND-OVER	Q4/2023	Q1/2024
MINIMUM LEASED AREA	2,500 sqm	9,100 sqm
TECHNICAL HIGHLIGHTS	<ul style="list-style-type: none"> Internal roads are convenient for accessing and loading Parking area and truck court 24/7 security: CCTV & Lighting for common area 	
BUILDING SPAN	39m span column-free, 9m spacing for side columns	9m spacing for side columns & 16m spacing for mid columns
ELECTRICITY SUPPLY	490-570 KVA/unit, 3-phase power	270 KVA/unit, 3-phase power
CLEAR HEIGHT	Min 6.5m for factory area & 2.8m for office area	Min 10m for warehouse area & 2.8m for office area
FLOOR LOADING	2 tons/sqm loading capacity, reinforced concrete slab with powder hardener coating	3 tons/sqm loading capacity, reinforced concrete slab with powder hardener coating
LOADING PLATFORM		3m (W) x 3.5m (H) roller shutter, hydraulic leveler 4-ton capacity
ROLLER SHUTTER	3m (W) x 4.5m (H)	
WALL	1.2m brick wall at bottom and metal sheet cladding above	
ROOF	Metal sheet (Seam lock/Clip lock) with insulation layer	
FIREFIGHTING & PROTECTION SYSTEM	Fire sprinkler system, fire hose reels, hydrants & smoke detectors, fire alarm system, portable fire extinguishers	Fire sprinkler system, fire hose reels, hydrants & smoke detectors, fire alarm system, portable fire extinguishers, smoke extraction fans
OTHER PROVISIONS	Toilets: Separate for warehouse & office areas. Basic lighting for office areas	

INVESTMENT CONSULTANCY



OPERATION CONSULTANCY

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Notes:

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

2. **PA**: Principle Agreement
LA: Lease Agreement
EPE: Export Processing Enterprise
CIT: Corporate Income Tax

IRC: Investment Registration Certificate
ERC: Enterprise Registration Certificate
EIA: Environment Impact Assessment
IZA: Industrial Zone Authority



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