

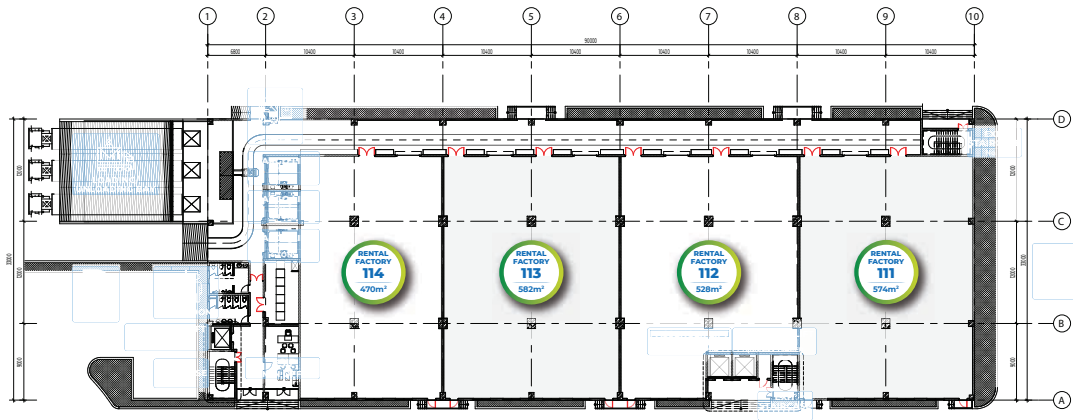
HIGH-RISE READY BUILT FACTORY

VSIP BAC NINH



7-STORIES BUILDINGS ■

FLEXIBLE LEASE AREA
FROM 500m² – 2,200m² EACH FLOOR ■

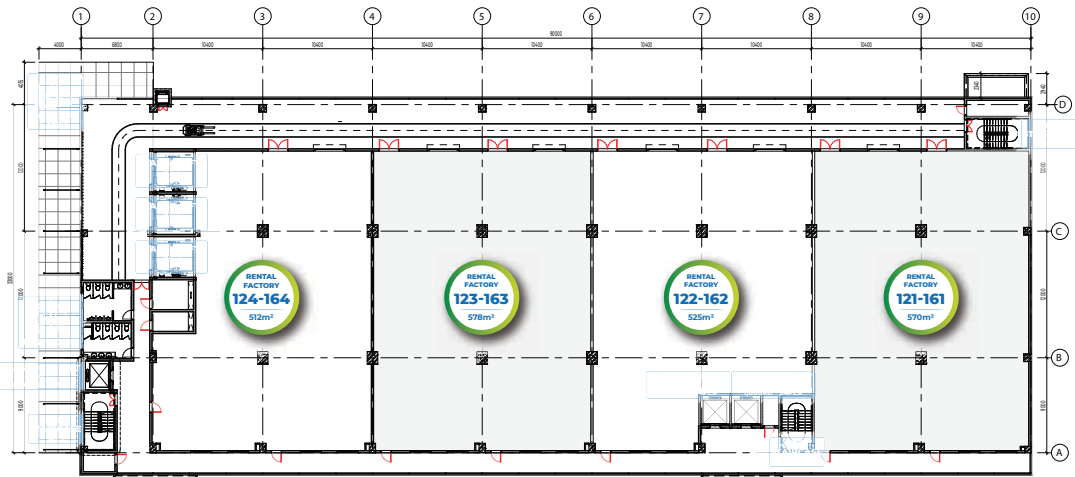


GENERAL SUMMARY

	PHASE 1	PHASE 2
Total Gross Floor Area	21,546m²	21,546m²
Number of Building	01	01
Cargo Lift	03 Pcs	03 Pcs
Passenger Lift	03 Pcs	03 Pcs
Food Lift	01 Pcs	01 Pcs
Exit Staircase	03 Pcs	03 Pcs

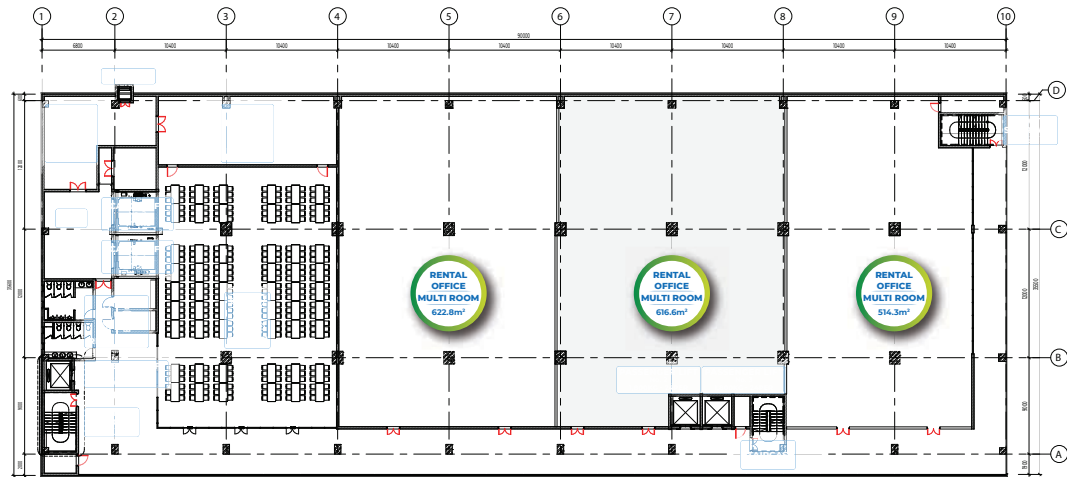
GROUND FLOOR PLAN

	PHASE 1	PHASE 2
Construction Area	2,970m²	2,970m²
Leasable Area	2,222m²	2,222m²
Floor Loading Capacity	1,500kg/m²	1,500kg/m²



2nd - 6th FLOOR PLAN

	PHASE 1	PHASE 2
Construction Area	3,096m ²	3,096m ²
Leasable Area	2,268m ²	2,268m ²
Floor Loading Capacity	800kg/m ²	800kg/m ²



7th FLOOR PLAN

	PHASE 1	PHASE 2
Construction Area	3,096m ²	3,096m ²
Leasable Area	2,350m ²	2,350m ²
Floor Loading Capacity	600kg/m ²	600kg/m ²

LOCATION



LEGEND

■ Industrial Land

■ Business Hub

■ Commercial & Residential Land

TARGET BUSINESS

- Light & Clean Manufacturing
- Laboratory & Testing Center
- R&D Center
- Office
- F&B

SPECIFICATIONS

Loading capacity	• Ground floor: 1,500 kg/m² • 2nd - 6th floor: 800 kg/m² • 7th floor: 600 kg/m²
Floor height	• Total height: 5.5m • Clearance height: 4m
Fire fighting facilities	Basic firefighting with sprinkler
Power supply	200 VA/m ² (total 4,000 KVA for 1 block)
Lift	• 3 lifts for Passenger / capacity : 24 persons (1,800 kg) • 3 lifts for Cargo / capacity: 4 tons • 1 lift for Food / capacity: 200 kg
Loading bay	1 loading area with 3 loading docks for forklifts
Parking spaces	Ground parking area and 4 storey-buildings for inhouse parking
Sufficient amenities	Canteen, office, multi-purpose room, green park, parking zone, playground, cafeteria, restaurant, residential landed housing, etc.

SPECIAL FEATURES

- Strategic Location & Connectivity
- Quick Start-up & Operation
- Flexible Lease Term & Area
- Sufficient Surrounding Amenities
- 24/7 Security & Dedicated Customer Service
- Energy Efficient and Green Building



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