

Binh Duong Industrial Park

Modern - Dynamic - Sustainable



BINH DUONG INDUSTRIAL PARK

Binh Duong Industrial Park is uniquely conceptualised to merge industrial activities, business operations, healthy and relaxing lifestyles together in a fully integrated hub. Beyond infrastructure and logistics connectivity, Binh Duong Industrial Park is designed with international landscaping and sustainable features to perfectly accommodate the practical need of today's industries.

OUR WINNING FEATURES AT BINH DUONG INDUSTRIAL PARK

The first Premium Estate concept for Industrial Park in Vietnam



Sustainable Development



Customer Centric & Operational Efficiency Solutions



Inspiring Amenities



Integrated Infrastructure



Exclusive Services

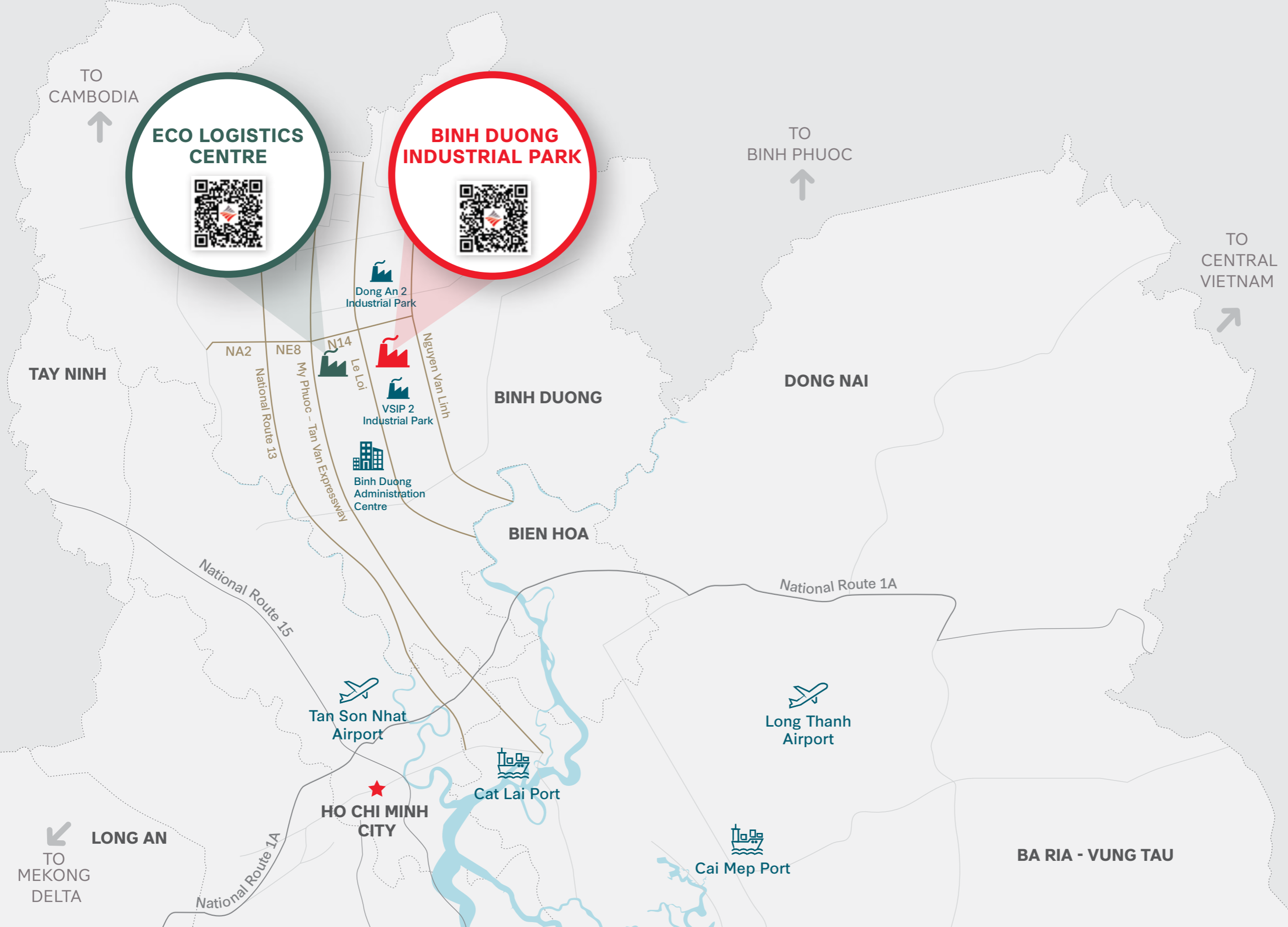


Strategic Location



STRATEGIC LOCATION

Located in Binh Duong province, one of the key southern economic hubs of Vietnam and well connected to the National Route 13 and main seaport, Binh Duong Industrial Park is set to be the ideal industrial and logistics hub for foreign direct investment and leading national enterprises.



60 mins
to HCMC CBD



70 mins
to Tan Son Nhat Airport

90 mins
to Long Thanh Airport



90 mins
to Cat Lai Port

90 mins
to Cai Mep Port

CENTRAL ACCESS TO AMENITIES

Binh Duong Industrial Park enjoys numerous amenities in immediate proximity including:

Industrial Parks

- 1 Dong An 2 Industrial Park
- 2 VSIP II Industrial Park
- 3 Kim Huy Industrial Park
- 4 Song Than 3 Industrial Park
- 5 Dai Dang Industrial Park

Administration Centres

- 6 Binh Duong Administration Centre
- 7 Binh Duong Convention & Exhibition Centre
- 8 Binh Duong WTC Expo Centre

Residences

- 9 Ecolakes My Phuoc 3
- 10 Suncasa
- 11 Midori Park
- 12 Sora Garden

Schools

- 13 Eastern International University
- 14 Viet Duc International University
- 15 Vietnam Singapore Vocational College
- 16 Vietnam Korea College

Hospitals

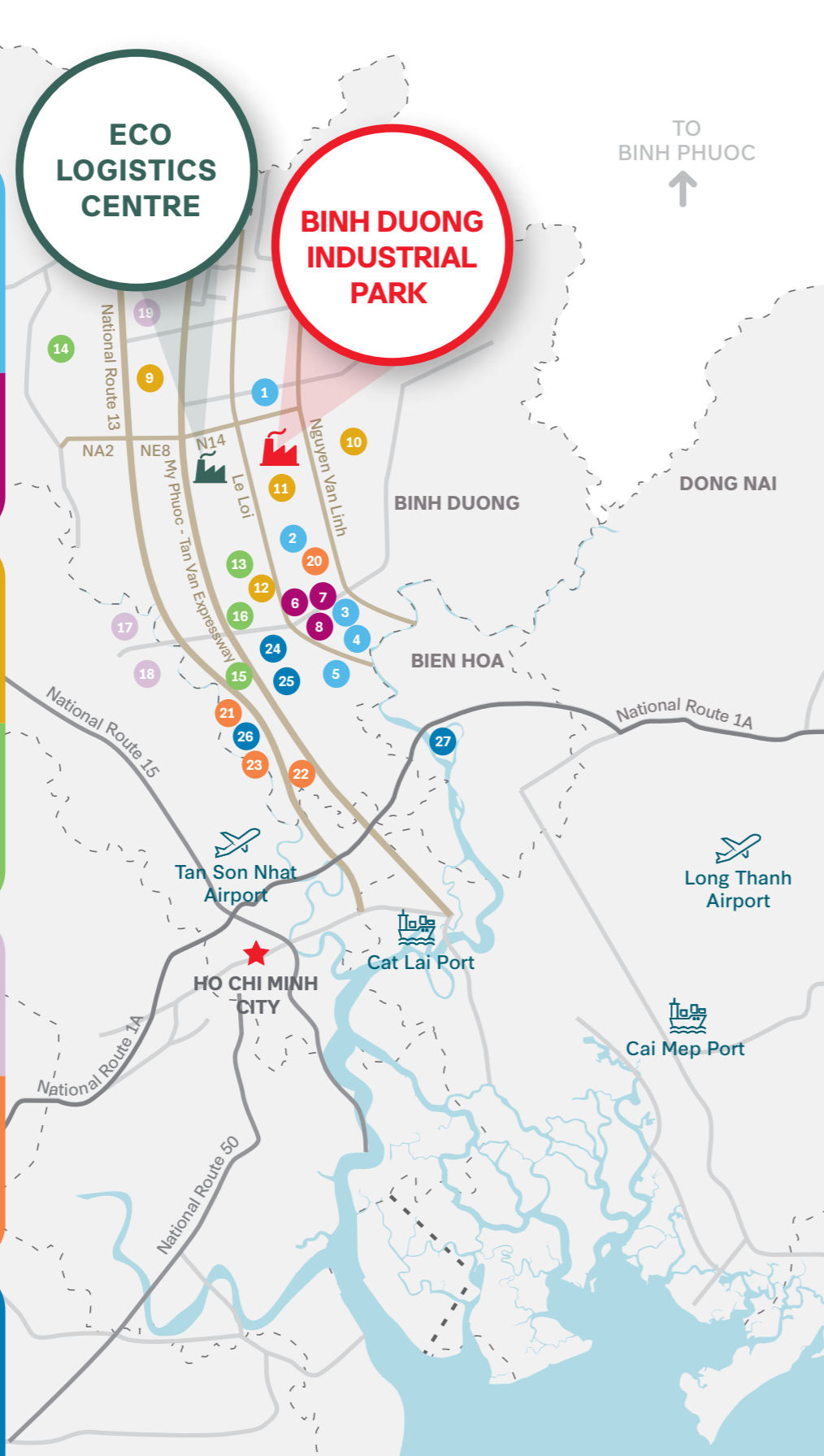
- 17 Binh Duong General Hospital
- 18 Van Phuc Hospital
- 19 My Phuoc General Hospital

Food Court and Shopping Mall

- 20 Hikari Food Court
- 21 Aeon Mall Binh Duong Canary
- 22 Vincom Plaza Di An
- 23 Lotte Mart Binh Duong

Golf Club

- 24 Harmonie Golf Park
- 25 Twin Doves Golf Club
- 26 Song Be Golf Resort
- 27 Royal Island Golf & Villas



Aeon Mall Binh Duong Canary



Hikari Food Court



Midori Park



Twin Doves Golf Club



Eastern International University



Binh Duong Administration Centre



Binh Duong General Hospital

THE IDEAL ADDRESS
FOR TODAY'S INDUSTRIES

Offering modern and flexible industrial spaces for evolving needs, Binh Duong Industrial Park is the ideal industrial and logistics hub for investors. With attention to detail on its design and operational effectiveness, Binh Duong Industrial Park comes with enhanced facilities to accommodate the needs of tenants, occupiers and customers to perfectly accommodate the practical needs of today's industries.



24-hour security control



CCTV surveillance



Sport & recreational



Green community supports



Ready-built Factory,
Warehouse and Built-to-suit
your needs



Industrial Service
Centre facilities



Fire control system



Separate drainage
system



Binh Duong
Administrative Centre

VSIP II IP

ROAD D8

Manufacturing

Main Entrance

ROAD D6

Industrial Service Centre (ISC)

Logistics Hub

LE LOI ROAD

High Tech Manufacturing

SME Hub

LE LAI ROAD

NGUYEN VAN LINH BOULEVARD

Existing Tenant

ROAD D4

Dong An II IP

Artist's Impression

INTERGRATED INFRASTRUCTURE

Binh Duong Industrial Park is equipped with international standard infrastructure & utilities. Professional Facilities Management Team assigned to assist tenants on any operation needs.



Internal traffic & standard roads
Internal asphalt road are conveniently connected to major road and well maintained



Power supply
Provided by Vietnam Electricity (EVN) by 110/22kV line at Substation Hoa Loi 2x63MVA. Distribution line of 22kV within the whole industrial park ready connect to tenant factories



Water supply
Provided by BIWASE Water Supply compliance with QCVN 01:2009/BYT with capacity up to 120,000m³/day



Telecommunication
Provided by VNPT Binh Duong. Services include optic fiber and private lease line



Wastewater treatment and waste disposal
In House Wastewater Treatment Plant (WWTP)
Planning: 2,500m³/day
Phase 1: 1,000m³/day
Wastewater effluent is calculated according to 80% of water consumption



24/7 security-controlled access



Fire control system



Separate drainage system




SUSTAINABLE DEVELOPMENT


Binh Duong Industrial Park is a new benchmark of sustainable industrial park development, an ideal industrial space dedicated to the ever-increasing needs and demands of occupants. BDIP is also on track to achieve LEED certification upon completion.


by
2050
Net Zero
Carbon


LEED
Green building
certification


Key sustainability features


- 


LED and solar lighting
- 

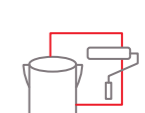
Green roofs and solar power
- 

Innovative sustainable design
- 

Electric vehicle charging station
- 

Water saving fittings
- 

Exterior cool paint
- 

Rainwater tank
- 

Low VOCs coatings





➤ Sport & recreational facilities

➤ F&B options

➤ Convenience store

➤ Green space

INSPIRING AMENITIES

Binh Duong Industrial Park understands that tomorrow's businesses and workforce both need room to grow. Within the estate you'll find a collection of spaces designed to improve your teams well-being and productivity.

Uniquely orchestrated benefits of clean and green atmosphere complemented with sports & recreational facilities fully optimised industrial space, where all kinds of amenities of convenience are made available too right here at doorstep.

1 ha

Floor space
for ISC

2

Onside outdoor
sports





EXCLUSIVE SERVICES

Binh Duong Industrial Park can partner with your business across every stage of your property life cycle. We help you get the most out of your property with professional property management for frequent support and responsive service at site.



Exclusive services

- Share-used bus
- Support on pre and post licensing
- Support on recruitment channels, partner with local authorities to organise job fair regularly, etc.
- Propose business support centre and other business facilities
- Propose co-working space
- Propose staff residences

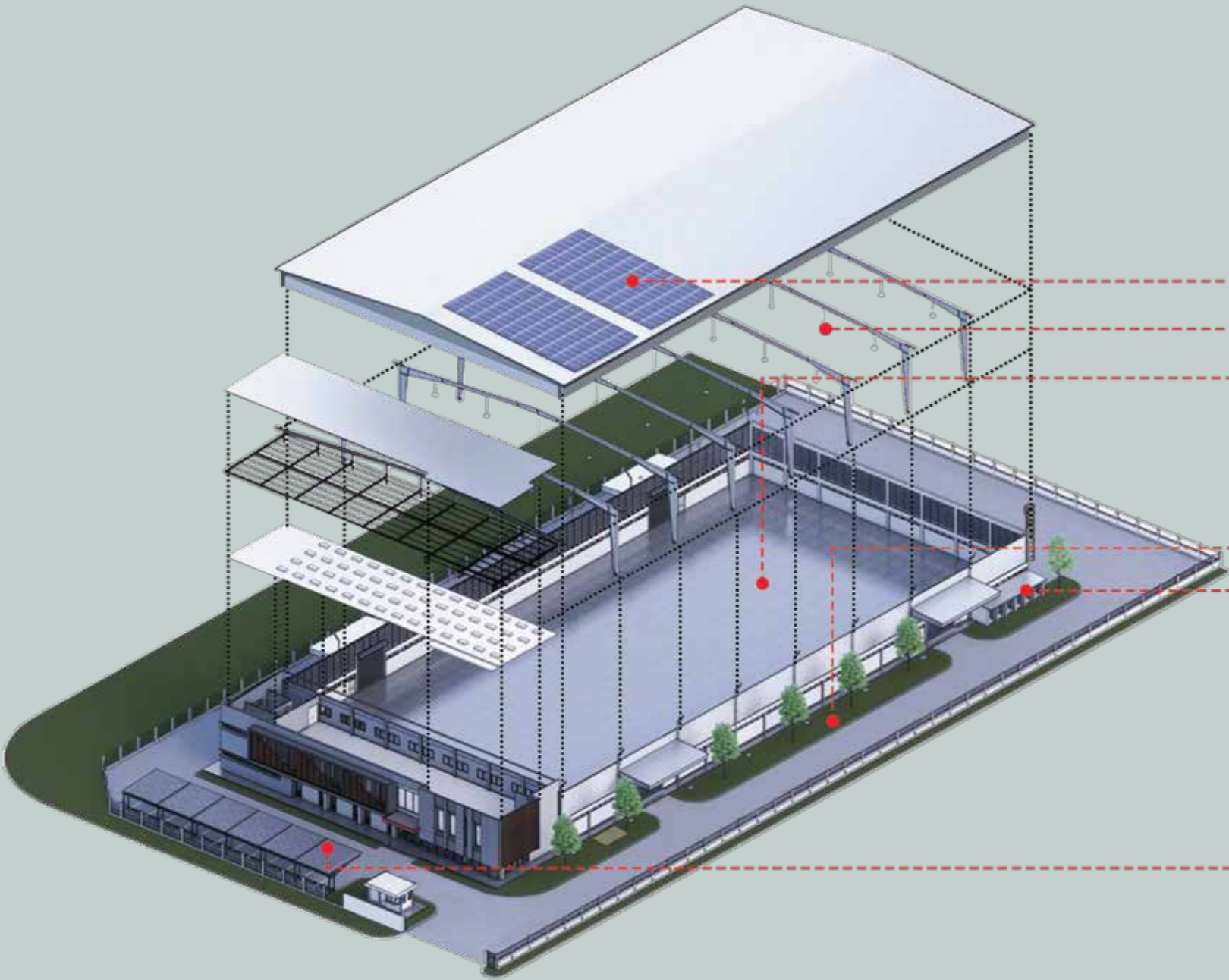


Estate management

- Maintain the quality of tenants' property always at the highest standards
- Maintain of the common facilities including roads, lighting, green area, etc.
- 24/7 CCTV monitoring
- Security patrol

CUSTOMER CENTRIC & OPERATIONAL EFFICIENCY SOLUTION

Our industry-leading design features which deliver productive spaces that perform beyond conventional factories to maximise the full potential of business.



Tenant's Utility Cost Savings (*)

VND1.5bil/year

↓ **48%** energy consumption

↓ **52%** water consumption

(*) based upon LEED BD&C v4
Core & Shell's utility simulation

Certified Green Building

Operational Efficiency - Cost saving to occupant

- Solar panels ready
- Energy saving - LED
- Flexible and adaptive layout

Productivity Enhancement

- Adaptive yard area
- Resource management
- Smart solution

Health & well-being for occupant

- Green construction
- Car park shed
- Green space
- Staff amenities

READY-BUILT FACTORY
SITE PLAN

TOTAL AREA
100,000
sqm

18
SEMI-DETACHED
FACTORIES

8
TERRACE
FACTORIES

DESIGN
LEED GOLD
CERTIFICATE



BUILDING SPECIFICATIONS	
Building size	Semi-detached: 2,500sqm to 5,000sqm Terrace: 1,000sqm to 2,000sqm
Production floor loading	2.5 - 3 tons/sqm
Building height	Highest point: 11.0m Lowest point: 8.0m
Loading bay	4.0m shutter door with ramp access
Floor finishes	Hardener
Natural ventilation	Roof ventilator, louver, full sliding windows
Office area	Furnished with ceiling, lighting, toilet

UTILITIES	
Electricity capacity	500 - 1000 kVA. Supply from EVN
Fire fighting	Automatic Fire alarm system, Sprinkler system Fire hydrant
Water supply	3 bar Pressure. Supply from BIWASE

READY-BUILT FACTORY

BUILT FOR FUNCTIONALITY



Standard size
of 1,000 - 5,000sqm



Good Air Ventilation
& Optimal Space Usage



LEED Certificate



Built-to-suit Option

Metal Sheet Roofing with insulation



Lighting Fixture

Sprinklers

Clear Height: 8m
(11m up to
roof ventilation)

Office Area

Floor: hardener

Loading Capacity 3 tons/sqm



READY-BUILT WAREHOUSE

BUILT FOR FUNCTIONALITY



Standard size
of 4,000-8,000sqm



Good Air Ventilation
& Optimal Space Usage



LEED Certificate



Built-to-suit Option

Metal Sheet Roofing with insulation



Lighting Fixture

Sprinklers

Clear Height 10m
(11.7m up to
roof ventilation)

Office Area

Floor: hardener

Sectional Doorswidth hydraulic
dock levelers~8 docks per block

Loading Capacity 3 tons/sqm
or customised as tenant's needs



BUILT-TO-SUIT

We offer Built-to-Suit solutions that deliver considerable benefits to customers.

Our in-house expertise in delivering bespoke solutions and professional services for business needs.

- ▶ Master planning
- ▶ Design
- ▶ Project management
- ▶ Property management
- ▶ Construction

Artist's impression

ECO LOGISTICS CENTRE

7.5ha

MASTER-PLANNED ESTATE

3,000 - 10,000sqm

WAREHOUSE SIZE

DEC 2021

START OF CONSTRUCTION

LEED CERTIFIED

TARGET

24/7

OPERATIONAL HOURS



PRODUCTS - READY-BUILT WAREHOUSE

Metal Sheet Roofing with insulation

Lighting Fixture

Clear Height 10m (11.7m up to roof ventilation)

Floor: hardener

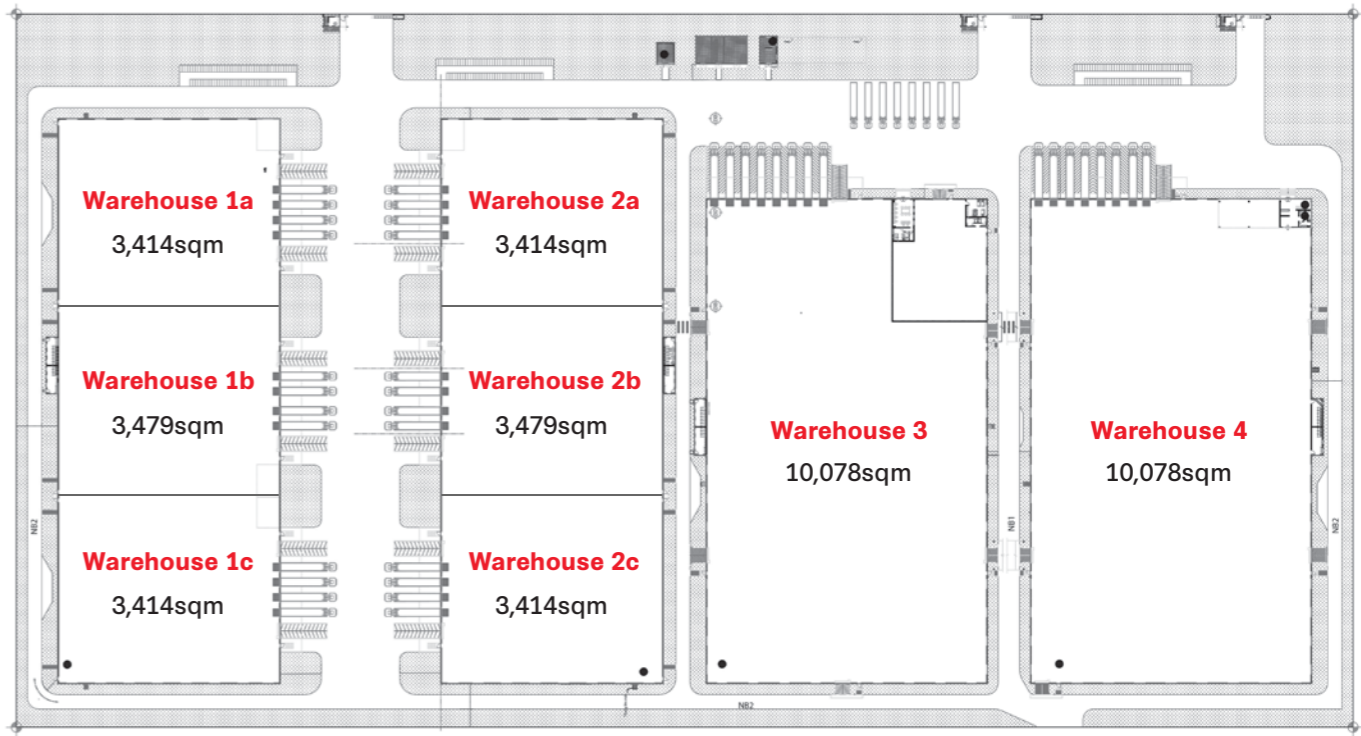
Dock leveler 4 docks per block

Loading Capacity 3 tons/sqm or customised as tenant's needs

Sprinklers

Office Area

READY-BUILT WAREHOUSE - SITE PLAN



BUILDING	Total NLA (sqm)	WH area (sqm)	Dock canopy (sqm)	Others (Toilet) sqm
Warehouse 4	10,078	9,814	211	53
Warehouse 3	10,078	9,814	211	53
Warehouse 2a	3,414	3,284	112	18
Warehouse 2b	3,479	3,343	118	18
Warehouse 2c	3,414	3,284	112	18
Warehouse 1a	3,414	3,284	112	18
Warehouse 1b	3,479	3,343	118	18
Warehouse 1c	3,414	3,284	112	18

COMMERCIAL TERM

No.	ITEM	DETAILS
1	Lease Term	From 1 year
2	Security Deposit	Base on lease term

For more information get in touch with us today



Address: Lot TT, Phu Tan Industrial Park,
Binh Duong Industrial - Services - Urban Complex,
Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam



Hotline: **+84 974 960 860**



Email: sales.bdip@frasersproperty.com



DISCLAIMER

The information contained in this brochure is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications, and substitutions as may be required by authorities or recommended by the Architect or Engineer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.

MULTINATIONAL

Investor | Developer | Manager

Frasers Property owns an integrated portfolio and services across the property value chain in over 70 cities and 20 countries around the globe. Guided by our commitment to stay true to doing good, Frasers Property continues to take meaningful action towards sustainability in the communities we operate in.

Residential



Retail



Commercial



Hospitality



Industrial & Logistics

