

Inspiring experiences,
creating places for good.



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Industrial Centre Yen Phong 2C

Lot CN4-2, Yen Phong II-C Industrial Park
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Yen Phong District, Bac Ninh Province

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Industrial Centre **Yen Phong 2C**

Collaboration between



UNIQUE IN ITS KIND

A new segment of
premium industrial estates



**FRASERS
PROPERTY**
Welcome to
Industrial Centre
Yen Phong 2C

Welcome to Frasers Property Vietnam, Industrial Centre Yen Phong 2C. Located in Bac Ninh province, 30-min drive from Hanoi, Industrial Centre Yen Phong 2C is a premium estate crafted meticulously to prioritise operational efficiency, sustainability, and the health and well-being of our community.

Conveniently located in the centre of an area known for being a leading location for global manufacturing, Industrial Centre Yen Phong 2C is designed to cater to the unique needs and demands of our customers with flexible solutions and exclusive services.

13.6 hectares STATE-OF-THE-ART INDUSTRIAL CENTRE in Bac Ninh province

The Industrial Centre Yen Phong 2C spans over approximately 80,000 sqm of state-of-the-art industrial facilities. Our premium estates concept offers a range of options, including detached premium, semi-detached, and terrace spaces, all of which are EPE and non-EPE applicable.

The project is highly recommended as the most conducive industrial place through comprehensive master planning, meticulous management & continuous infrastructure development.

In addition, this project holds promise for advancing your interests in long-term operations and capital growth thanks to its superior connectivity and outstanding accessibility.



Available
EPE

Master-planned estate
13.6 ha

Ready-built Factory
56,000 sqm

Ready-built Hybrid
24,000 sqm

Premium Ready-built Factory
Detached

Ready-built Factory
Semi-detached & Terrace

Ready-built Hybrid

A PREMIUM ESTATES CONCEPT

that brings out the most efficient solution and best experience



Seamless Connectivity

- Business and logistics hub integration
- Facilitated global supply chain linkage



Integrated Amenities

- Reliable infrastructure
- Multi-functional service centre
- Recreation park & relaxation outdoor space



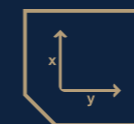
Sustainable Development

- LEED certification
- Health spaces designed for staff well-being
- Responsible building materials



Life-cycle Support

- Professional estate management
- Strong tenant experience team that services as an extended arm for customers
- Supporting on design, construction, property management, licensing, recruitment, labor's accommodation, etc.



Pioneering Future-proof Design

- Customer centric & operational efficiency solutions
- Flexible solutions with multi products and various spaces
- Innovative technologies
- Tailored built-to-suit solution



Frasers Property Community

- Managed by an international leading developer
- Opportunity to connect with global supply chains
- Regularly activities for tenant's engagement

SEAMLESS CONNECTIVITY

Industrial Centre Yen Phong 2C is strategically positioned in Yen Phong II-C industrial park, Bac Ninh province, well-known as a top destination for manufacturing in Northern Vietnam.

FPV, INDUSTRIAL CENTRE YEN PHONG 2C



30 km - 30 mins
to Hanoi Capital

15 km - 20 mins
to Bac Ninh City

19 km - 20 mins
to Noi Bai Airport

120 km - 110 mins
to Cat Bi Airport

38 km - 40 mins
to ICD Tan Cang Que Vo

120 km - 100 mins
to Dinh Vu Port

150 km - 140 mins
to Huu Nghi Border Gate

LEADING WITH INTEGRATED AMENITIES

A one-stop solution with ease-of-mind operations and featured versatile multi-function service centre, Industrial Centre Yen Phong 2C offers a wide range of integrated amenities to support customers throughout their business processes, promoting a healthy work-life balance.



LEADING WITH EXCLUSIVE SERVICES & VIBRANT COMMUNITY

At Frasers Property, we prioritise establishing a comprehensive partnership with your business at every stage. Our dedicated team is committed to unlocking full potential of your business through our professional and exclusive services. With tailored solutions that address your unique needs and goals, we work closely with you to deliver exceptional results.



Support
pre and post licensing

Consult & introduce
design & construction

Provide
estate & property management

Recommend
recruitment channels

Recommend
staff residences

Regular activities
for tenants' engagement

Opportunities to connect
with comprehensive supply chain
businesses in the industry

Managed by Frasers Property
with extensive global expertise
and strong commitment to delivering
top-quality experiences to customers

LEADING IN HEALTH & WELLBEING

Experience the uniquely orchestrated benefits of a clean and green environment, complemented by top-notch recreational facilities. Our fully optimised industrial spaces provide the ideal environment for your business operations, offering a one-stop business solution that ensures ease of mind.



CUSTOMER CENTRIC & OPERATIONAL EFFICIENCY SOLUTIONS

- 1 Ample parking space inside the property
- 2 Office space with high ceiling and wide window to improve ventilation and maximum natural daylight
- 3 Doors at the side to facilitate goods circulations
- 4 Large loading bays with motorised roller shutters
- 5 3-in-1 multi-functional industrial space



Ramp access for Premium Ready-built factory



Road system accommodate heavy-truck traffic and support turning radius



Wide column span support on increasing productivity



Extra long canopy for loading/unloading activities at ease



Doors at the side to facilitate goods circulations

Office space with high ceiling and wide window to improve ventilation and maximum natural daylight

Aesthetic showroom and gallery

**FLEXIBLE
SOLUTIONS**
MULTI PRODUCTS
VARIOUS SPACES

PREMIUM READY-BUILT FACTORY



READY-BUILT FACTORY



READY-BUILT HYBRID



BUILT-TO-SUIT



PREMIUM READY-BUILT FACTORY

With 3-in-1 multi-functional industrial space to accommodate various business' needs.

Product type
Detached

Dimension
(27-48) x 73 m

Net Leasable Area
2,700 - 3,200 sqm

Power capacity
560 kVA

Floor loading capacity
3 tons/sqm

Clear height
8 m

Applicable
**Export Processing
Enterprise**



Optimised production line with no column span

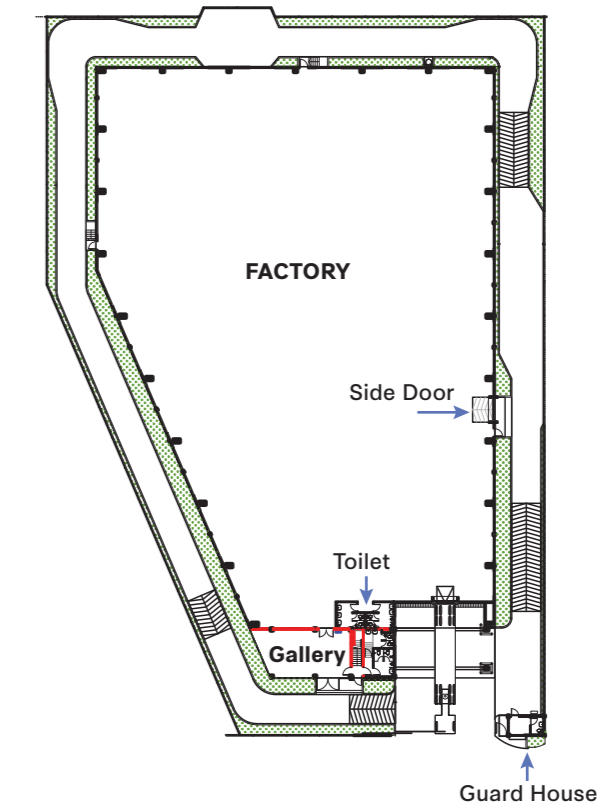


Spacious & flexible office space with natural lighting

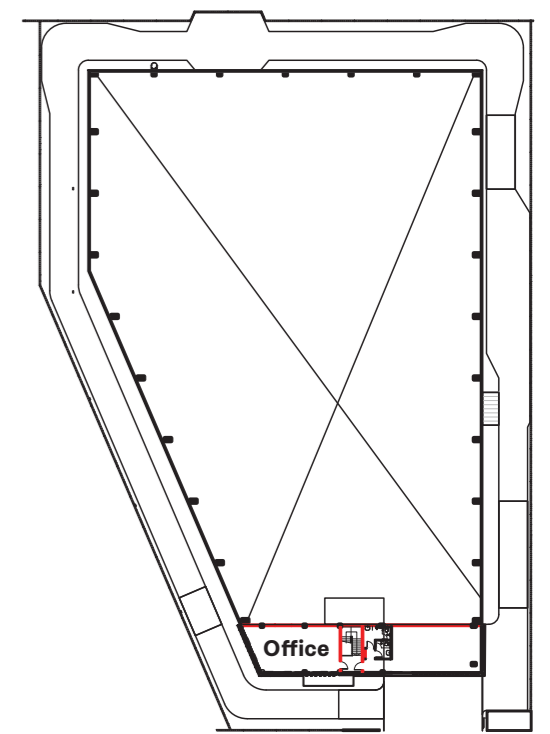


Integrated showroom and gallery that suits any business' needs

LAYOUT PLAN RBF 3, 6, 9



GROUND FLOOR



MEZZANINE FLOOR



READY-BUILT FACTORY

Offers unparalleled versatility for business of any scale with options that range from semi-detached to terrace.

Product type
Semi-detached

Dimension
33 x 72 m

Net Leasable Area
2,500 sqm

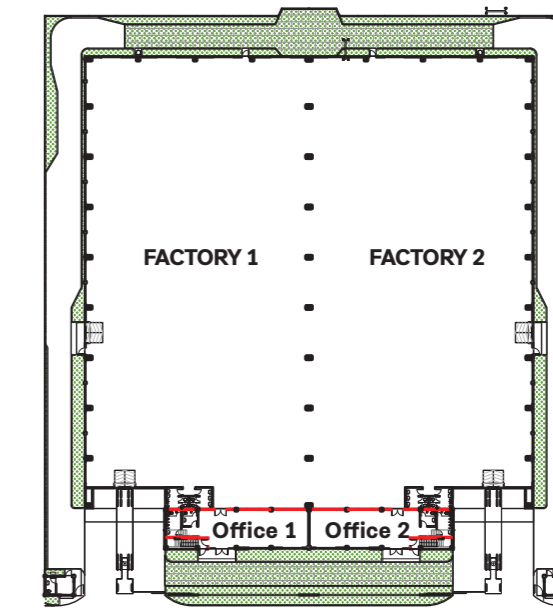
Power capacity
210-400 kVA

Floor loading capacity
3 tons/sqm

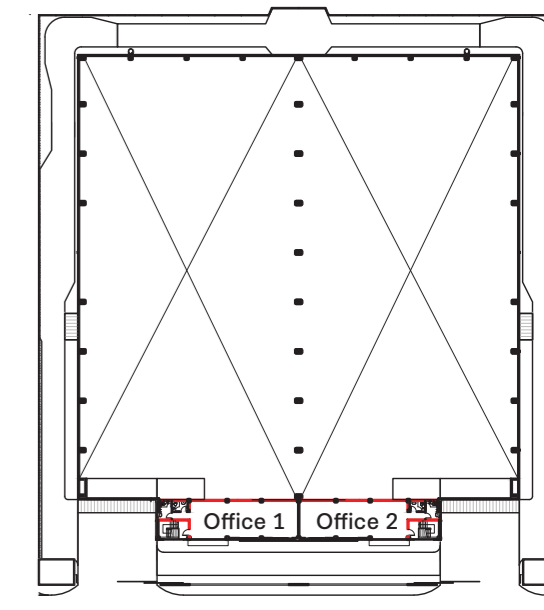
Clear height
8 m



LAYOUT PLAN RBF 1, 2, 5, 8, 10, 11, 12



GROUND FLOOR



MEZZANINE FLOOR

Product type
Terrace

Dimension
20 x 75 m

Net Leasable Area
1,500 sqm

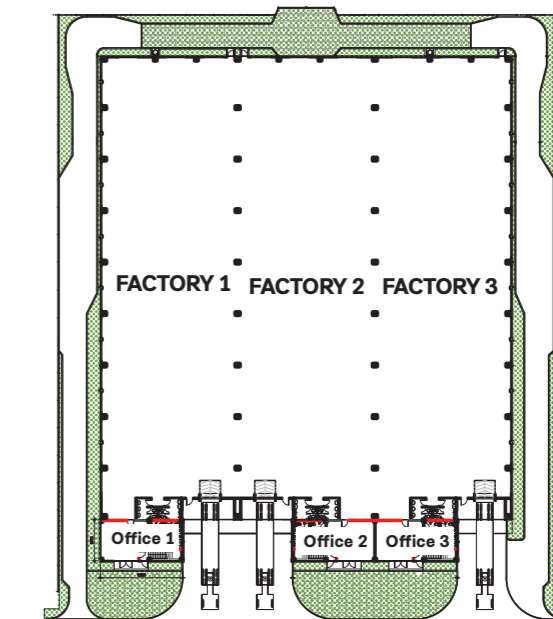
Power capacity
210-400 kVA

Floor loading capacity
3 tons/sqm

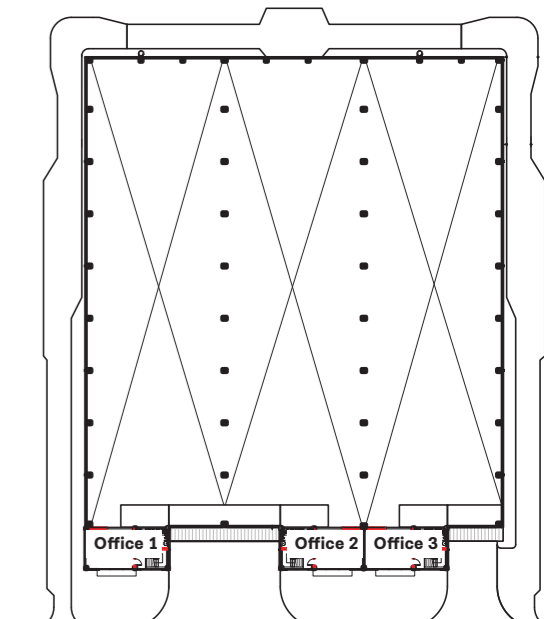
Clear height
8 m



RBF 4, 7



GROUND FLOOR



MEZZANINE FLOOR

READY-BUILT HYBRID

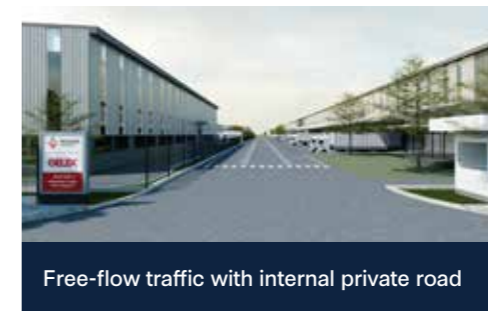
- Product type
Semi-detached
- Dimension
88 x 66 m
- Net Leasable Area
6,000 sqm
- Power capacity
178 kVA
- Floor loading capacity
3 tons/sqm
- Clear height
10.5 m



Easy partitioning of spaces and flexible layouts

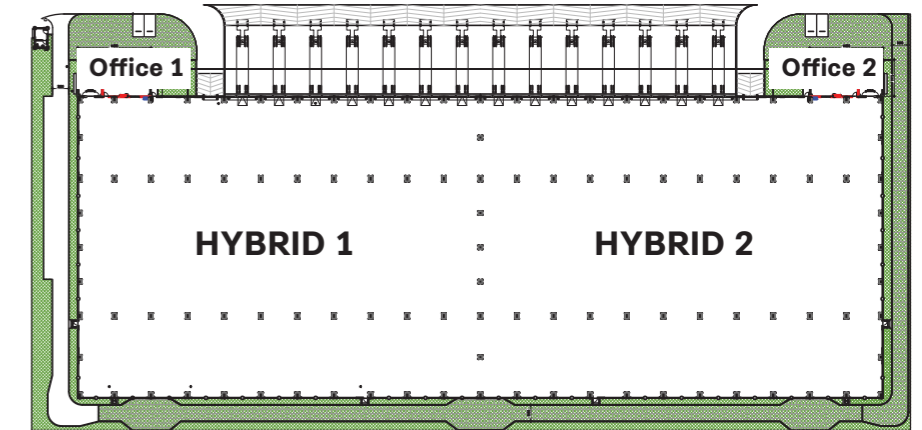


Extra-long canopy activates full protection for loading/unloading activities



Free-flow traffic with internal private road

LAYOUT PLAN RBH 1, 2



BUILT-TO-SUIT

Full-service solutions that are tailored for the individual business needs, with our in-house expertise in delivering bespoke solutions and professional services to unlock the full potential of customer's business.



Master planning



Design



Construction



Project management



Asset management



Property management

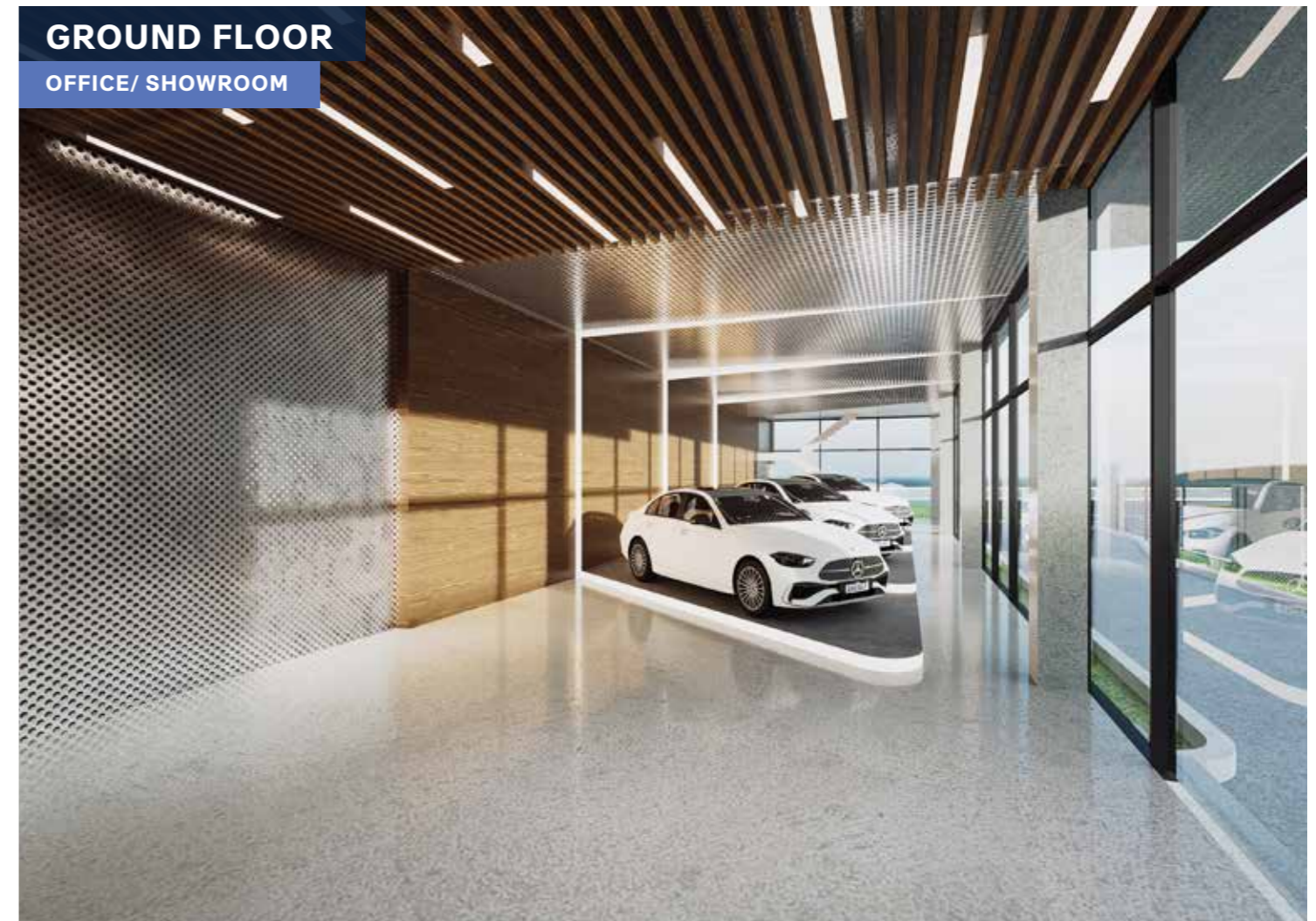
GROUND FLOOR

FACTORY



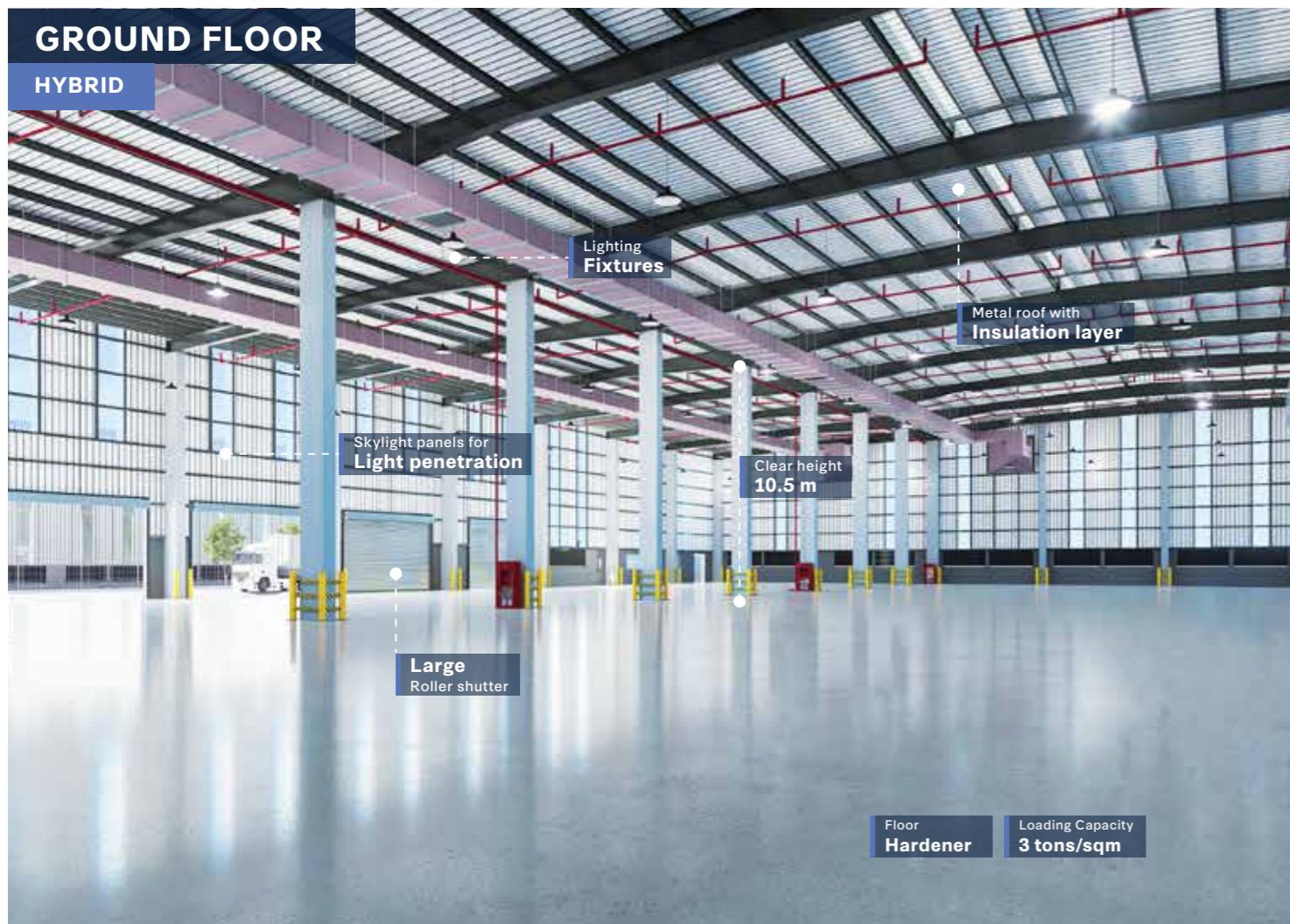
GROUND FLOOR

OFFICE/ SHOWROOM



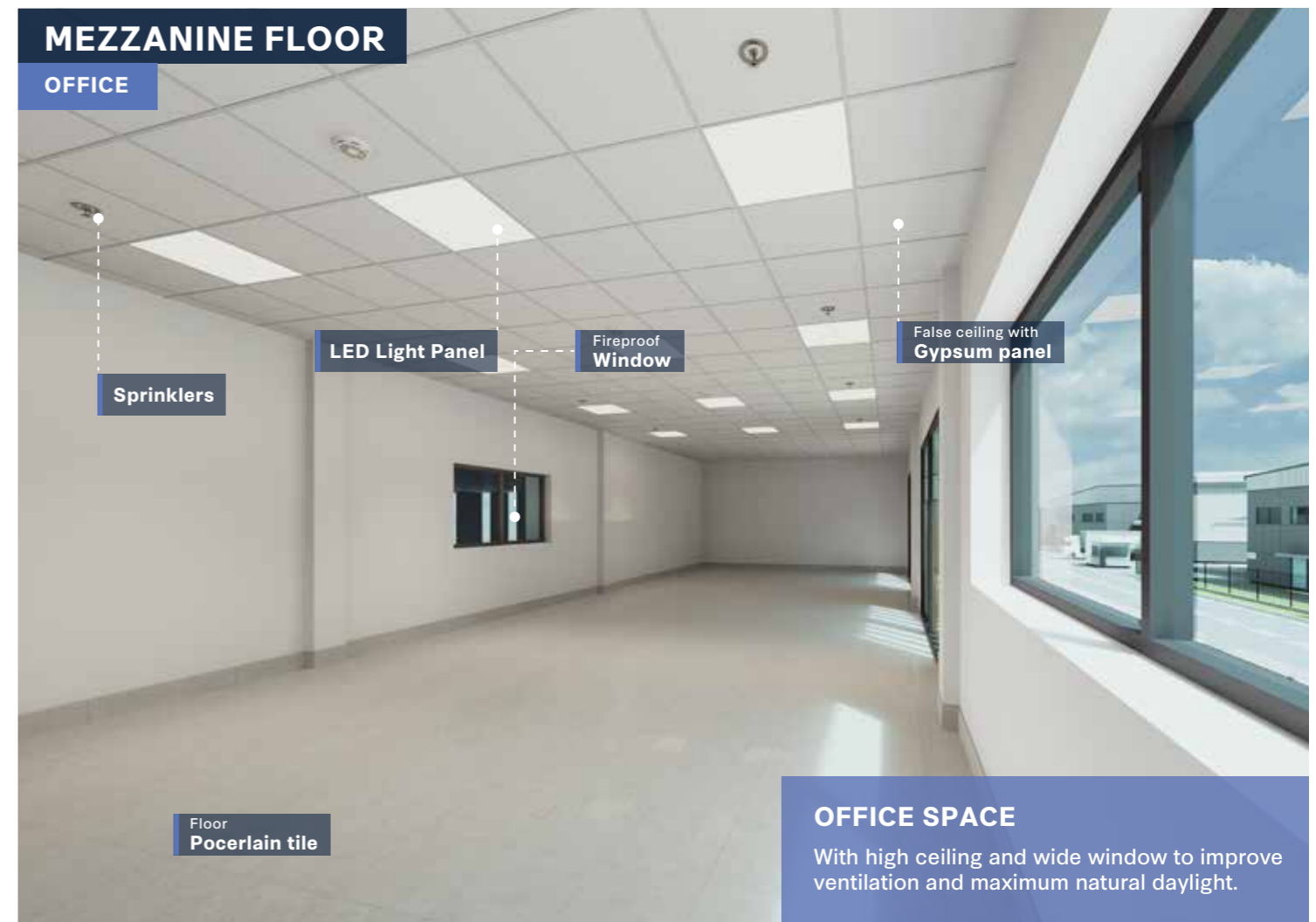
GROUND FLOOR

HYBRID



MEZZANINE FLOOR




OFFICE



SUPPLY CHAIN INTERCONNECTED

920+

supporting industries companies
within 30km radius

-  Electronics
-  Automotive
-  Fabricated & metal products

220+

amenities within 30km radius

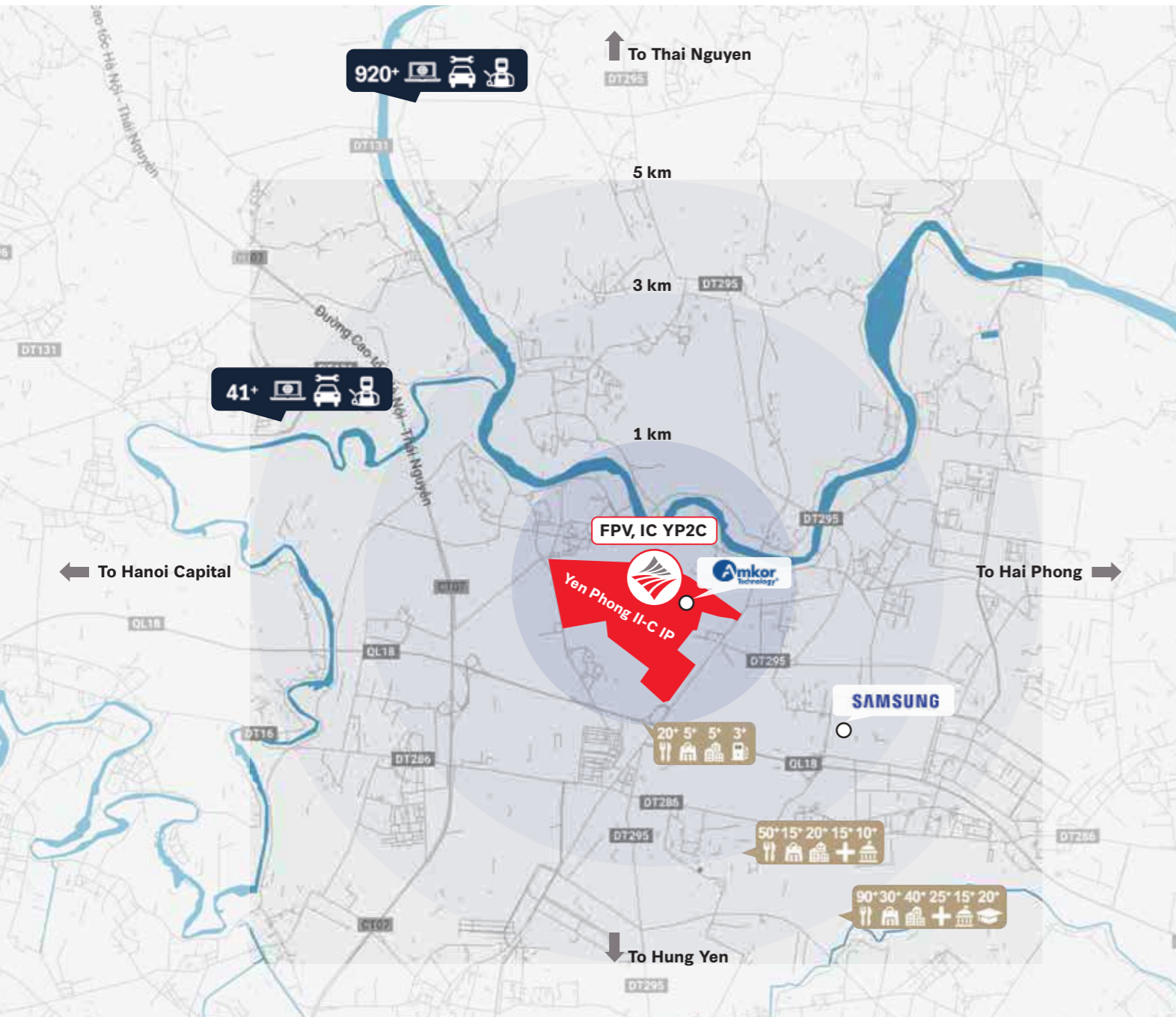
-  Restaurant/ F&B
-  Market/ Supermarket/ Grocery store
-  Gas station
-  Residential area/ Hotel/ Serviced apartment
-  Hospital/ Pharmacy store
-  People's Committee
-  Kindergarten to 12th grade schools

TECHNICAL INFRASTRUCTURE



POWER SUPPLY STATION

- National grid 110/22KV
- Transformer station capacity 2 x 63 MVA



WATER SUPPLY STATION

- Taken from Cau river connecting back to supply water for the industrial park
- Capacity 20,000 m³/day



WASTEWATER TREATMENT STATION

- Capacity 17,000 m³/day

TELECOMMUNICATION SYSTEM

- Reaches the international standard



MULTINATIONAL

Investor | Developer | Manager

Frasers Property Vietnam is part of Frasers Property Group, a multinational investor-developer-manager of integrated real estate portfolio from industrial & logistics, residential, commercial & business park, retail, and hospitality.

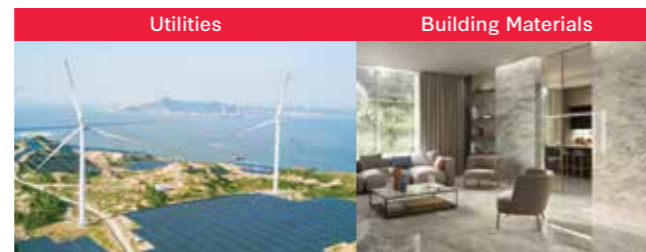
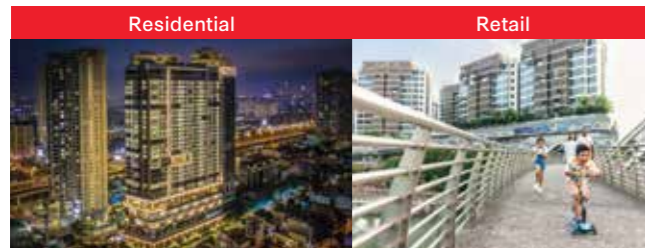
The Group has businesses in over 20 countries and more than 70 cities across Asia, Australia, Europe, the Middle East and Africa.

In Vietnam, Frasers Property has a well-diversified portfolio across asset classes. Commercial signature developments with Melinh Point - a Grade A boutique office building, Worc@Q2 - a modern-styled serviced-office within Q2 Thao Dien mixed-use development. Industrial & Logistics (I&L) developments span across North and South, with more than 950,000 sqm of Ready-built Factory, Ready-built Warehouse, Ready-built Hybrid, Built-to-suit with Green Certification. Fraser Hospitality business also maintains a local presence with Fraser Suites Hanoi and Fraser Residence Hanoi.

VIETNAM'S LEADING INVESTMENT GROUP

Established in 1990, GELEX has developed impressively along with the transition and growth of the Vietnamese economy over the past 3 decades. Through member companies, GELEX owns prestigious national brands such as Viglacera, CADIVI electric cables, EMIC electrical measuring equipment, THIBIDI transformers, HEM electric motors, CFT copper wires, Song Da clean water plants... Currently, GELEX is positioned to become the leading Investment holding in Vietnam.

The Group is investing in core areas: Industrial production (Electrical equipment, Construction materials); Infrastructure (Renewable Energy, Clean Water, Industrial Parks, and Industrial Real Estate); and Social housing... In its fields of operation, GELEX always pursues a culture of proactive innovation and creativity, prestige is strength, transparent governance, and brings long-term cumulative value, sustainable for customers, shareholders, employees, and communities; contributes to Vietnam's development.



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