



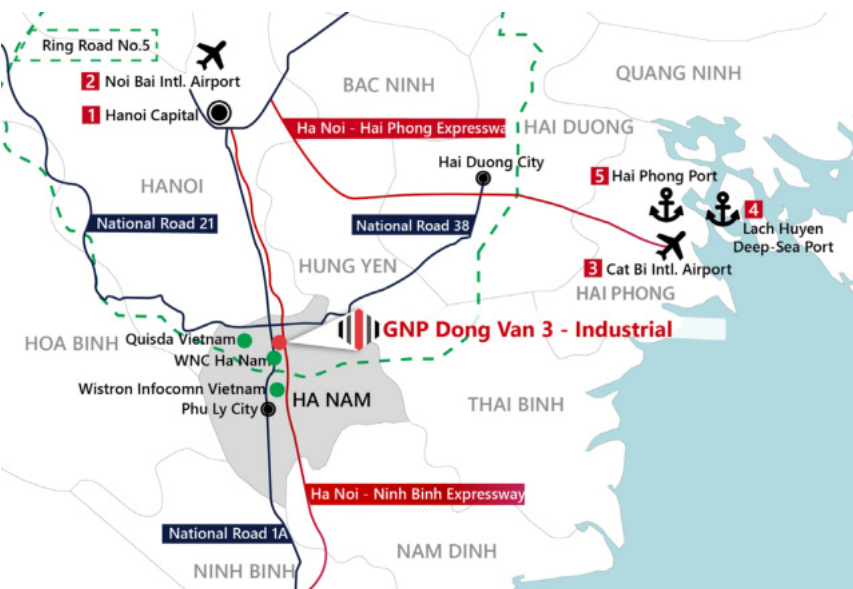
# GNP Dong Van 3 Industrial Center

**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: **Qisda** **WNC** **wistron**  
Wistron NewWeb Corp.

## KEY HIGHLIGHTS



### ON-SITE ENERGY REDUCTION:

- EDGE Certificate



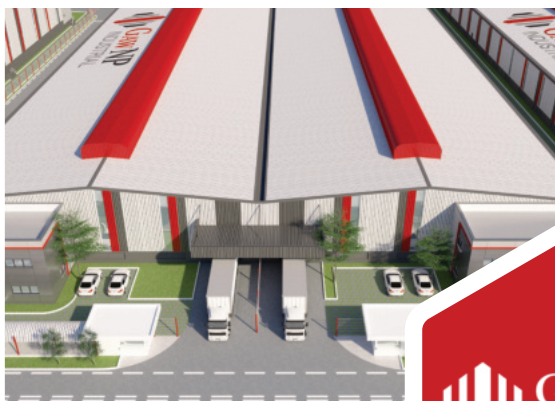
### OPTIMAL DESIGN FOR STORAGE & PRODUCTION:

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



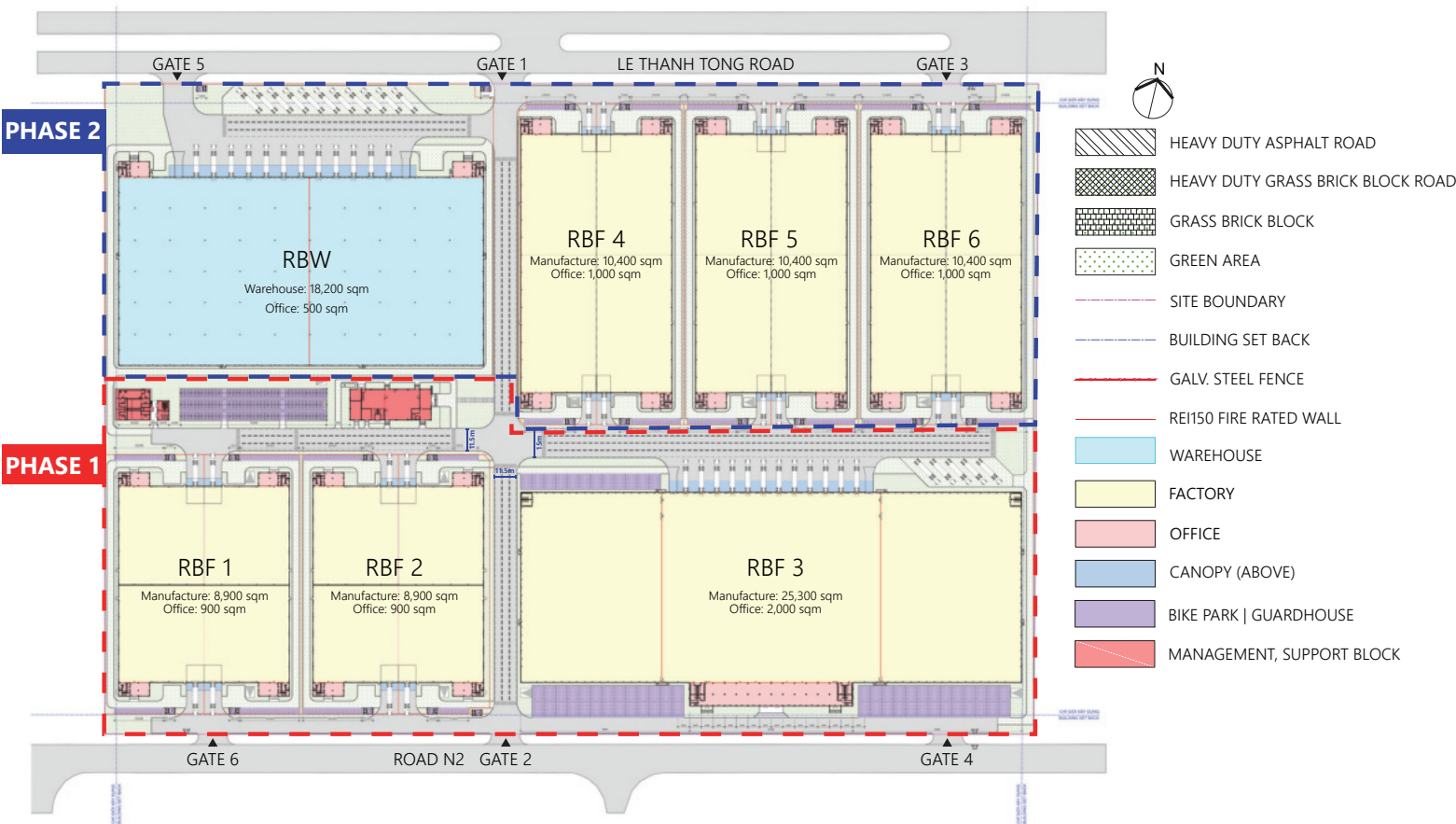
### ALL-IN-ONE SUPPORTING FACILITIES:

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





# MASTER PLAN



## TECHNICAL SPECIFICATIONS

### FACTORY

### WAREHOUSE

#### EXPECTED HAND-OVER

Q4/2023

Q1/2024

#### MINIMUM LEASED AREA

2,500 sqm

9,100 sqm

#### TECHNICAL HIGHLIGHTS

- 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 side 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

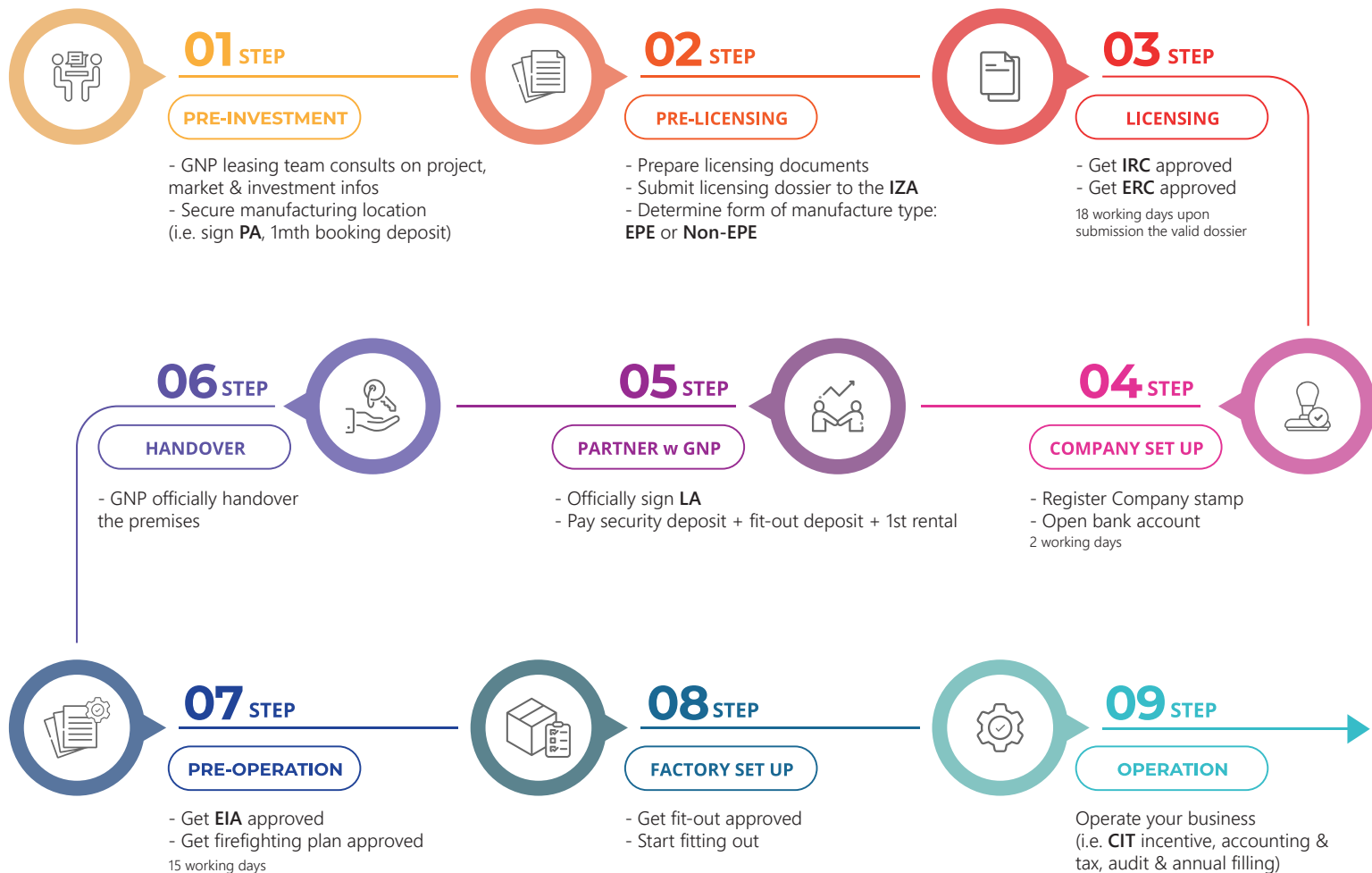
Fire sprinkler system, fire hose reels,  
hydrants & smoke detectors,  
fire alarm system, portable fire extinguishers

Fire sprinkler system, fire hose reels,  
hydrants & smoke detectors,  
fire alarm system,  
portable fire extinguishers,  
smoke extraction fans

#### OTHER PROVISIONS

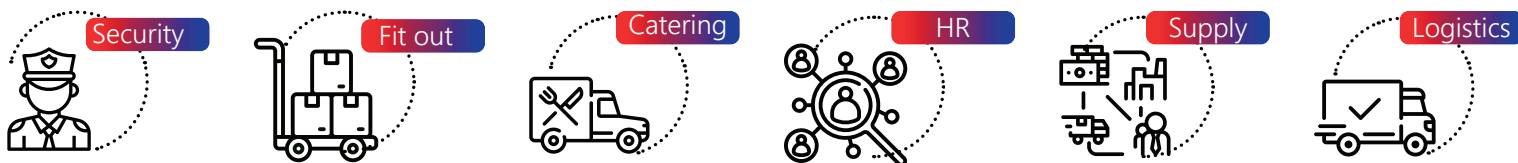
Toilets: Separate for warehouse & office areas.  
Basic lighting for office areas

## INVESTMENT CONSULTANCY



## OPERATION CONSULTANCY

We partner with **Verified Service Providers** to **accompany you** through your smooth operations in Vietnam.



### Notes:

1. The timelines based on latest provincial regulations and may be subjected 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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