

Ready-Built-Factory (RBF) for Lease

GNP Yen Binh 1 - Industrial Center

Yen Binh Industrial Park, Pho Yen District,
Thai Nguyen City, North Vietnam



GAWN NP
INDUSTRIAL

Hotline: **+84 789 75 77 88**



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Property Highlights

- Maximized
- Consecutive Canopy
Width: 4m
- Height
6.5 - 10m
- 24/7 Security
assurance
- Parking Lot
- Internal Road
Width: 25 - 27m
- Canteen
- CCTV & Lighting
in common area

Property Location

- | | | | |
|---|-----------------------------|-------------------|--|
| 1 | Ha Noi Capital | 60 km / 60 mins | Ha Noi - Thai Nguyen Highway |
| 2 | Cai Lan Port | 160 km / 120 mins | 18 Highway |
| 3 | Hai Phong Port | 150 km / 110 mins | 5A Highway
Ha Noi - Hai Phong Highway |
| 4 | Vietnam - China border gate | 140 km / 140 mins | 1B Highway |



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- Pavement
- Heavy Road
- Light Road
- Grass
- Bike Parking
- Fence Wire Mesh
- Factory
- Mezzanine Office
- Security Booth
- Transformer
- Pumphouse
- Underground Water Tank 700m³
- Management House
- Control House
- Waste Water Treatment 200m³/day (24hrs)
- Canteen
- Toilet

Ready-Built-Factory (RBF) Specifications	
RBF size	~2,000 - 3,000 - 5,000 sqm
Electrical Provision	250 ~ 500 KVA 3-phase power / unit
Height	6.5m – 10m
Roof	Air bubble insulation roof with skylight
Canopy	4m (W) x 129m (L)
Wall	1.2m brick wall ~ 8.8m stainless metal cladding on top
Floor Loading	2 tons/sqm
Internal Partition	Fixed partition, fire retardant coating
Roller Shutter	4m (W) x 5m (H)
Fire Protection System	Fire sprinkler system
Sustainable Environment	Clean, light industries
Lease Term	3 – 5 – 10 years

