





CÔNG TY CỔ PHẦN XÂY DỰNG VÀ PHÁT TRIỂN THẾ HỆ MỚI **New Genneration Construction and Development Corporation**

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Disclaimer: whilst any attempt has been made to ensure the consistency of the plans at the time of publication, the developer will not be kept responsible for any modifications due to the obligation of the authority.

THÔNG SỐ KỸ THUẬT/SPECIFICATIONS:

Clear Height/Chiều cao: 6.3 m

Load capacity/Tải sàn: 3 tons/m²

G/F(Diện tích sàn): Ground Floor Area (Includes production area, office area, WC) M/F (Diện tích khu văn phòng tầng lửng): Mezzanine office area





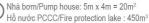






(1a) Nhà bảo vệ/Security gate: 3m x 4m = 12m²







(3a) Trạm điện/Power station : 7m x 4.2m = 29.4m²



NEW GENERATION CONSTRUCTION AND DEVELOPMENT CORPORATION READY BUILT FACTORY FOR LEASE AT LOC AN - BINH SON INDUSTRIAL PARK

AREA

Total area	98.800m ²
The area of ready-built factory for lease	Total area of 56,000m² includes 2 subdivisions with Block 8,000m² and Block 6,000m²
The minimum area of ready-built factory for lease	2.000m²



TECHNICAL CHARACTERISTICS AND INFRASTRUCTURE

TECHNICAL	
CHARACTERISTICS	

- Clear height is 7m (From the Ground to the steel column shoulder)
- The load capacity of the factory floor is 2tons/m²
- Office and ancillary facilities with an area of 66m²
- Standard Fire Fighting and Prevention System
- Front and rear door with roof eaves, equipped with 4.0m x 4.2m rolling doors
- Can lease 1 or more adjacent factories (area from 2,000m² to 8,000m²)

TRANSPORTATION SYSTEM

- Road in front of factory: Road N6: Road width: 28m
 - Road surface: 12m - Sidewalk: 2 x 8 = 16m

• Inner road: 7m.

SECURITY SYSTEM

Three layer security: Security around the industrial park, security at the gate, camera surveillance.

ELECTRICITY SUPPLY SYSTEM

- Set up the power station and installed the galvanometer at the workshop, the voltage pressure supplied is 380V, 3 phases.
- Power station with total capacity of 1,600KVA x 2
- Electricity price: According to the regulation of the State's electricity
- price + 5% of the electricity network operation and maintenance charge

WATER SUPPLY SYSTEM

- Clean water is supplied to factories for the investors.
- The unit price is 11.500 VND/m³ (VAT excluded)

TELECOMMUNICATION

Convenient information communication system within domestic and international, including telephone, mobile phone, fax, and internet, etc. Time for supplying services is from 7-10 days.