KTG Industrial
Managed by BKIM

# CRAFTING SUCCESS
# BUILDING GREEN



## KTG INDUSTRIAL
## VSIP BAC NINH 2 (Phase 1)

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC

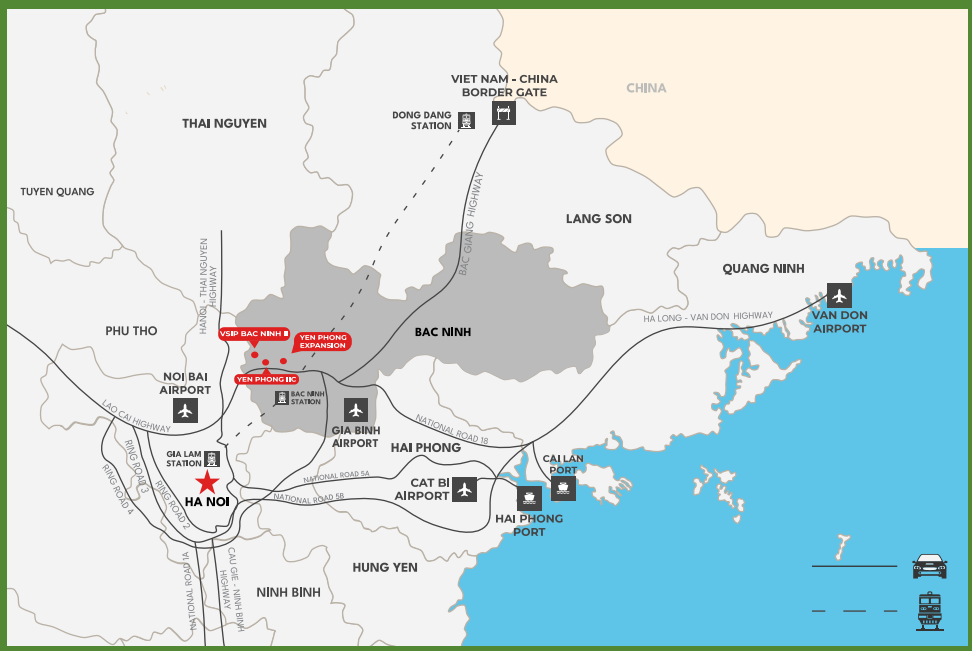


# VSIP BAC NINH 2 PHASE 1

## READY-BUILT FACTORY

Located in Northern Vietnam's leading industrial hub, the project offers LEED Gold-certified factory spaces starting from 1,360 sqm, with seamless infrastructure, access to abundant skilled labor, and a green, efficient environment tailored for sustainable growth.

# VSIP BAC NINH 2 CONNECTIVITIES




## BAC NINH, VIETNAM

**TOTAL POPULATION**
3.62 mil

**LABOR FORCE:**
1.88 mil

**TRAINED LABOR FORCE**
78.8% (National Rate: 18.8%)

## AMENITIES

**EDUCATION**
- Kindergartens: From 2.5km
- Universities & Colleges: From 13km

**ENTERTAINMENT**
Hotels & Restaurants: From 2km

**GOVERNMENTAL DEPTs.**
- Provincial Police Dept.: 3km
- Tax Dept.: 17km
- Custom Dept.: 12km
- Industrial Zone Support: 20km

**OTHERS**
- Medical Centers: From 3km
- Pharmacies: From 3km
- Banks: From 3.5km
- Supermarkets: From 2km

**Hanoi CBD**
33km (45 mins)

**Cat Bi Int'l Airport**
135km (2 hrs)

**Cai Lan Port**
166km (2 hrs 20 mins)

**VN - CN Border Gate**
157km (2 hrs 37 mins)

**Noi Bai Int'l Airport**
17km (26 mins)

**Van Don Int'l Airport**
184km (3 hrs)

**Hai Phong Port**
134km (2 hrs)

**Dong Dang Train Station**
133km (3 hrs 28 mins)

# KTG INDUSTRIAL
# VSIP BAC NINH 2 (Phase 1)

## KEY FACTS

| | |
|---|---|
| Land area | 136,449 sqm<br>+ Phase 1: 68,885 sqm<br>+ Phase 2: 67,564 sqm |
| Leasable area | 1,360 - 43,892 sqm (including office) |
| Clear height | 8.7 m |
| Floor elevation | 0.2 m |
| Floor loading | 2 tons/ sqm |
| Power | 100 w/ sqm |
| Floor finish | Trowel finish with surface hardening agent |
| Roofing | Al-Zn alloy-coated steel sheet with air bubble insulation |
| Fire safety | Complete fire fighting (including hydrants, hose reels, sprinklers), fire alarm and smoke extraction systems. |

| Expected Handover | Address |
|---|---|
| 4Q-2025 | No. 9, Huu Nghi Road, VSIP Commercial and Service Industrial Park, Tam Giang Commune, Bac Ninh Province, Vietnam |




### HUMAN-CENTRIC BENEFITS

- Thermal insulation for office comfort
- Mechanical ventilation system
- Ample parking facilities

### OPERATIONAL EXCELLENCE

- Wide column span for maximum space use
- High power capacity reserve

### BUSINESS ADVANTAGE

- Utility cost saving with water-efficient sanitary fixtures, LED lighting and natural lighting design
- Designed for roof solar



# Building Green Impact

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC

# ONE-STOP SERVICES

## Searching
Market overview
Supplier matching
**FREE** consultation

## Set Up
Legal consultation
Design
Fitting out
**FREE** consultation
+ vendor introduction

## Operation
Recruiting & Training
Logistics
Accounting & Tax
Catering
Legal consultation
Bussiness matching
IT Service
Cleaning
Security
**FREE** vendor introduction

(+84) 896 896 899

Website

Virtual Tour

**Ho Chi Minh: 14B Ky Dong, Nhieu Loc Ward, HCMC, Viet Nam**
**Hanoi: 1 Tran Danh Tuyen, Phuc Loi Ward, Hanoi, Viet Nam**

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