

KIZUNA®
THE PIONEER IN SERVICED FACTORY SOLUTIONS

KIZUNA 5

PITCHBOOK

Block A

AVAILABLE FROM OCTOBER 2027



PREMIUM INFRASTRUCTURE



ONE-STOP SERVICES



ESG DATA-READY

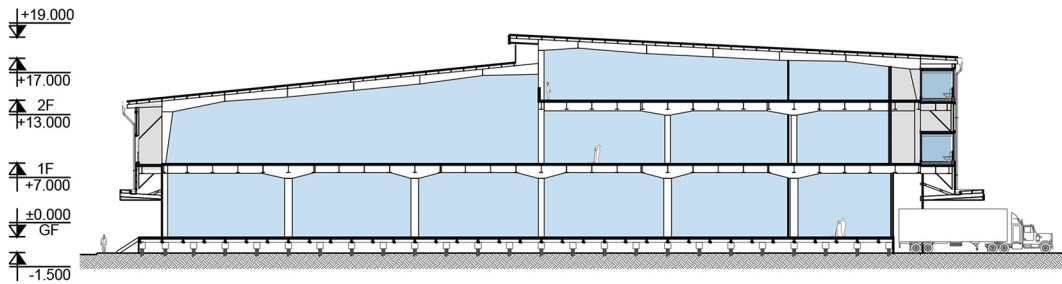


CONTACT US



Vertical Cross

Designed as a modern 'Industrial Village,' Kizuna 5 Block A features an integrated dual-tier production ecosystem. Flexible 1st-floor manufacturing is directly backed by a 2nd-floor hub engineered for warehousing, technical piping, and process expansion.



Ground elevation 1.5 m

Optimally aligned with 1.2 m – 1.5 m truck bed heights (40 ft semi-trailers) for seamless cargo loading

Kone passenger elevator

8 passenger elevators,
1.6-ton capacity
1.9 x 1.7 m cabin

Kone freight elevator

8 freight elevators,
4-ton capacity
2.1 x 3.2 m cabin

Ground Floor

GFA: 13,930 sqm | Unit Size: 3,072 sqm – 3,200 sqm | Elevated 3.9 m above Hon Dau datum
Clearance height: 6.07 m | Column Grid: 12 m x 12 m | Loading: 2.5 tons/sqm



Smart parking lot

5,000-lot capacity, equipped with automated access control and EV charging support

16 hydraulic dock levelers

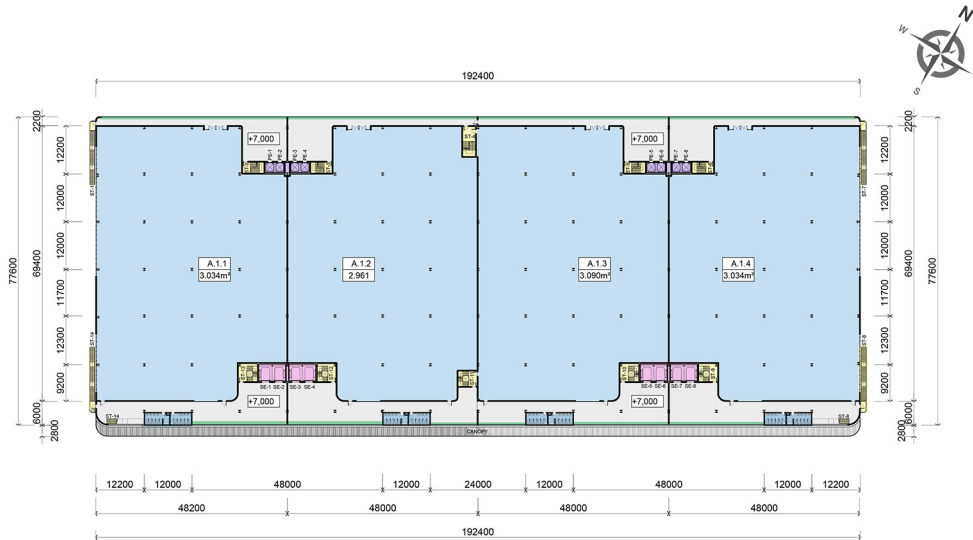
+350/-300 mm range, 6 tons capacity, 15 x 40-ft container trucks served simultaneously

1st Floor

GFA: 14,924 sqm | Unit size: 2,961 sqm - 3,090 sqm

Clearance height: 5.07 m | Column grid: 12 m x 12 m | Loading: 1.0 ton/sqm

Designated for medium-sized production units with direct access to transportation cores and seamless vertical integration.



Leasable Areas
Passenger Elevator
Restroom
Greenery Area
Freight Elevator
Stairwells
Corridor

Fire-fighting control room

24/7 monitoring hub, integrated fire alarms, PA systems, and remote overrides for fans and pumps, ensuring rapid emergency response.

Dual cores & 3.2m technical corridors

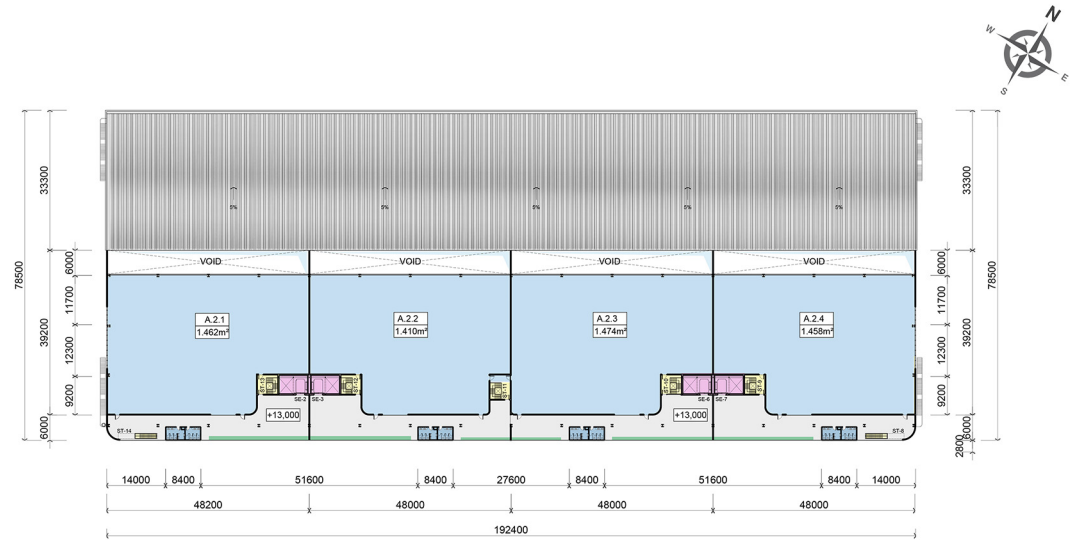
Organized around 2 independent cores for zero-downtime maintenance and smooth inter-floor logistics.

2nd Floor

GFA: 7,600 sqm | Unit size: 1,410 sqm - 1,474 sqm

Clearance height: 3 m | Column grid: 12 m x 36 m | Loading: 1.0 ton/sqm

Operational Support Hub: Optimized for storage, process observation, technical piping, or vertical expansion.



Leasable Areas
Passenger Elevator
Restroom
Greenery Area
Freight Elevator
Stairwells
Corridor

Vertical expansion

Allows 1st floor production lines to scale vertically into the 2nd floor for storage, piping, or supervisory functions (with 2.4 m employee corridors along the North side).

40m exit & stairwell radius

Exceeds fire safety codes with exits within every 40m, ensuring rapid emergency evacuation and convenient daily mobility.



SUSTAINABLE EFFICIENT MANUFACTURING ENVIRONMENT

2 EVN Power Sources + Solar Energy

1200 cbm/day Wastewater Treatment System

2 Water Sources
Primary: HOWACO, Backup: BIWASE

Pre-installed Smoke exhaust duct & Fire-fighting system

Intelligent Operation Center