

KIZUNA®
THE PIONEER IN SERVICED FACTORY SOLUTIONS

KIZUNA 5

PITCHBOOK

Block B

AVAILABLE FROM JUNE 2027



PREMIUM INFRASTRUCTURE



ONE-STOP SERVICES



ESG DATA-READY

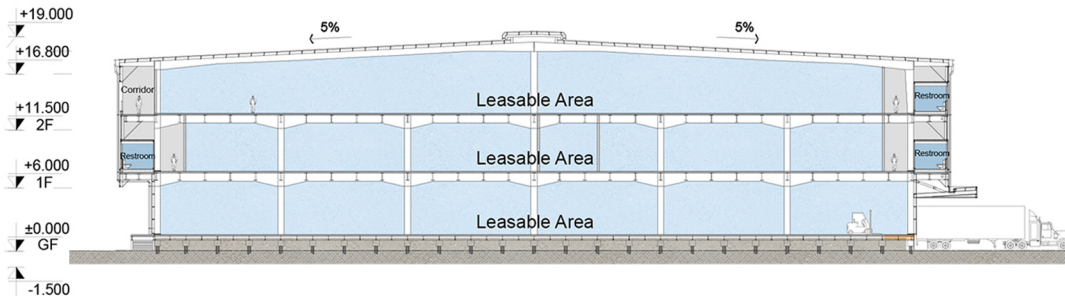


CONTACT US



Vertical Cross

Kizuna 5 is a master-planned as an "Industrial Village" - contemporary architecture with a distinct visual identity, organized into an adaptable, high-efficiency production ecosystem for international manufacturers across electronics, precision engineering, food processing and light industries.



Ground elevation 1.5 m

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

Kone passenger elevator

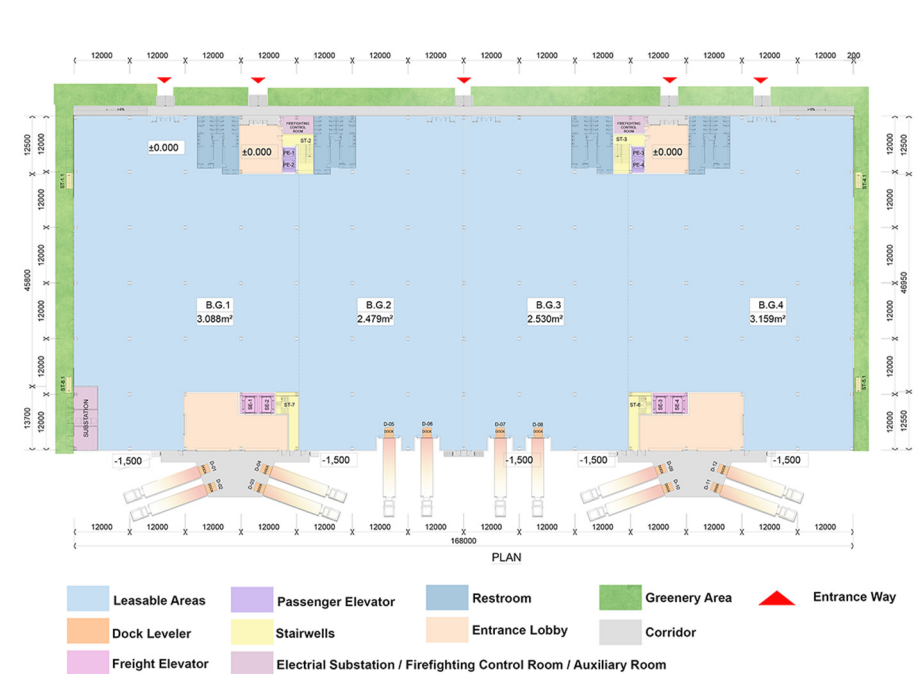
4 passenger elevators
1.6-ton capacity
1.9 x 1.7 m cabin

Kone freight elevator

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

Ground Floor

GFA: 12,190 sqm | NLA: 2,479 – 3,159 sqm | Elevated 3.9 m above Hon Dau datum
Clearance height: 5.07 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

12 hydraulic dock levelers

+350/-300 mm range, 6 tons, safety sensors & locks **15 x 40-ft container trucks** served simultaneously

1st Floor

GFA: 13,194 sqm | NLA: 316 - 622 sqm
Clearance height: 4.57 m | Column Grid: 12 m x 12 m | Loading: 1.0 ton/sqm



Leasable Areas Passenger Elevator Restroom Corridor
Freight Elevator Stairwells

Fire-fighting control room

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

40 m exit & stairwell radius

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

2nd Floor

GFA: 13,194 sqm | NLA: 2,374 - 3,106 sqm
Clearance height: 5.3 m | Column Grid: 12 m x 24 m | Loading: 1.0 ton/sqm



Leasable Areas Passenger Elevator Restroom Corridor
Freight Elevator Stairwells

3.2 m technical corridors

All MEP, AC and ventilation serviced from outside, zero production downtime

2.4 m employee corridors

Fully segregated from technical & cargo flows, positioned along the North side for natural light & ventilation



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