

KIZUNA®
THE PIONEER IN SERVICED FACTORY SOLUTIONS

KIZUNA 5

PITCHBOOK

Block D

AVAILABLE FROM AUGUST 2027



PREMIUM INFRASTRUCTURE



ONE-STOP SERVICES



ESG DATA-READY



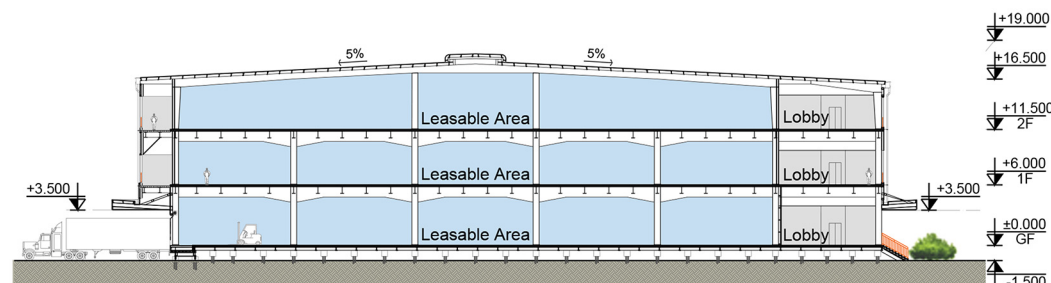
CONTACT US





Vertical Cross

Engineered for heavy industrial manufacturing, Kizuna 5 Block D features an extraordinary 16.45 m clear-height crane bay equipped for 3-ton and 10-ton overhead cranes, seamlessly integrated with multi-story production floors served by 5-ton heavy freight elevators.



LEED GOLD CERTIFIED

Reduces energy costs and water usage, serving as a "green passport" for global supply chain and CBAM compliance.

ESG

DATA READY

An integrated "Digital Layer" with IoT and EMS systems provides real-time, transparent operational data, enabling seamless sustainability reporting and auditing.

BUTLER®

STEEL BUILDING SYSTEM

Utilizes premium materials from BlueScope Steel to ensure structural integrity, superior thermal insulation, and advanced fire resistance.



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

3 passenger elevators, in Employee Lobby, 1.6-ton capacity.

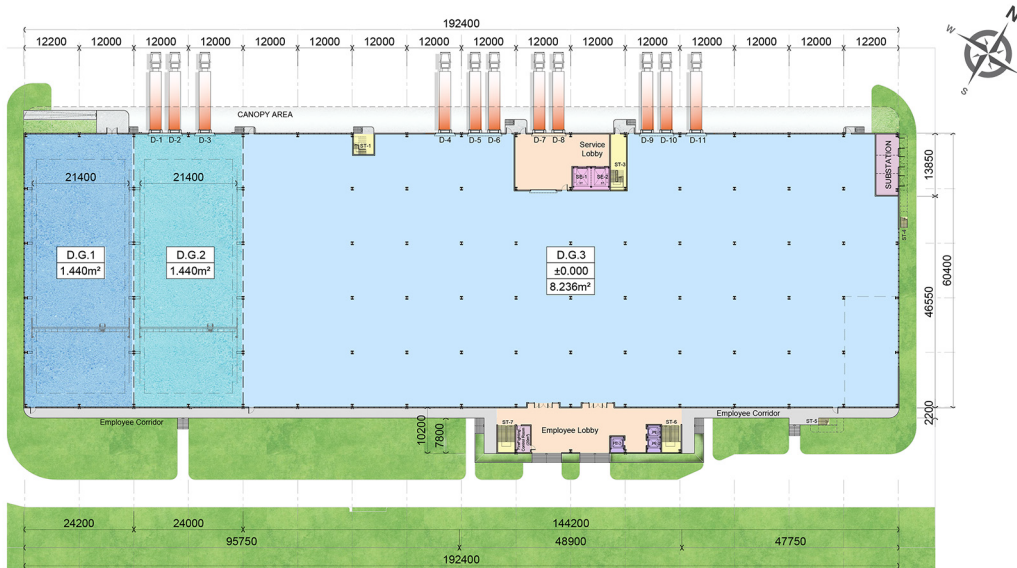


Kone freight elevator

2 heavy freight elevators in Service Lobby, 5-ton capacity, 2.5 x 3.5 m cabin - Built for heavy machinery and large equipment.

Ground Floor

GFA: 12,110.00 sqm | Unit size: 1,440 – 8260 sqm | Elevated 3.9 m above Hon Dau datum
Column Grid: 12 m x 12 m | Loading: 2.5 tons/sqm



Fire-fighting control room

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

Smart parking lot

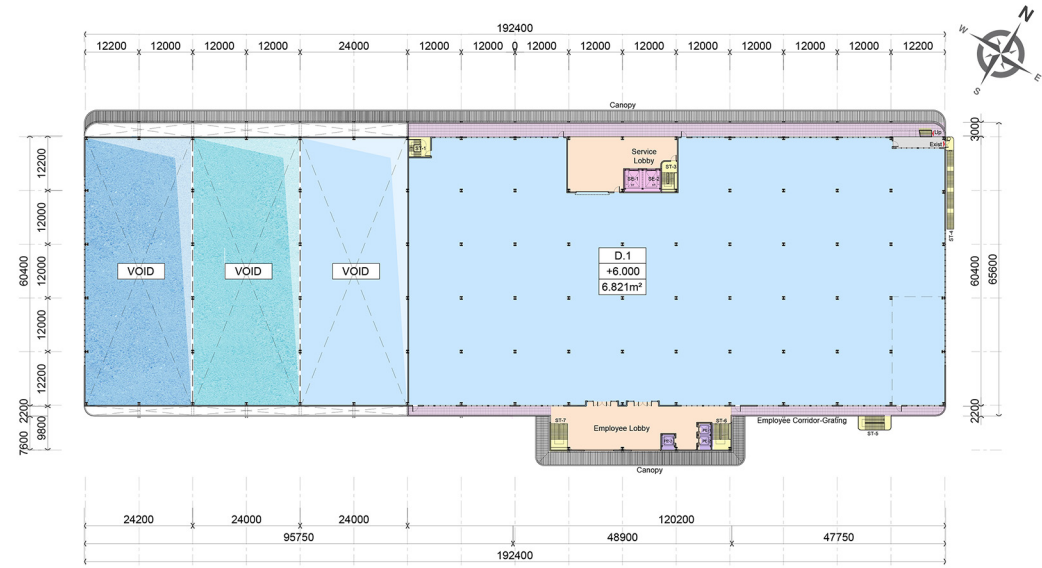
5,000-lot park-wide capacity, equipped with automated access control and EV charging support.

10 Hydraulic Dock Levelers

+350/-300 mm range, 6 tons, safety sensors & locks 10 x 40-ft container trucks served simultaneously.

1st & 2nd Floor

GFA: 7,750.00 sqm | Unit size: F1: 6,843, F2: 6,874 sqm | Clearance height: F1: 5.07 m, F2: 4.57 m
Column Grid: F1: 12 m x 12 m, F2: 12 m x 36 m | Loading: 1.0 ton/sqm



Heavy-Duty Overhead Crane Bay (3T & 10T)

Dedicated 2,880 sqm double-crane bay with 16.45 m clear height, ideal for heavy machinery, mold & die, and metal fabrication.

5-Ton Heavy Freight Logistics

Equipped with 2 x 5,000 kg Kone freight elevators (cabin 2.5 x 3.5 m) ensuring fast vertical transport for heavy equipment.

40 m exit & stairwell radius

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



2 EVN Power Sources
Primary: EVN Tay Ninh
Backup: EVN HCMC
+ Solar Energy



1200 cbm/ day
Wastewater Treatment System



2 Water Sources
Primary: HOWACO
Backup: BIWASE



Pre-installed
Smoke exhaust duct
& Fire-fighting system

Sustainable Efficient

MANUFACTURING ENVIRONMENT



Intelligent Operation Center

IOC CENTER