

KIZUNA®
THE PIONEER IN SERVICED FACTORY SOLUTIONS

KIZUNA 3

PITCHBOOK

Block R

AVAILABLE FROM OCTOBER 2026



PREMIUM INFRASTRUCTURE



ONE-STOP SERVICES



LEED GOLD CERTIFIED

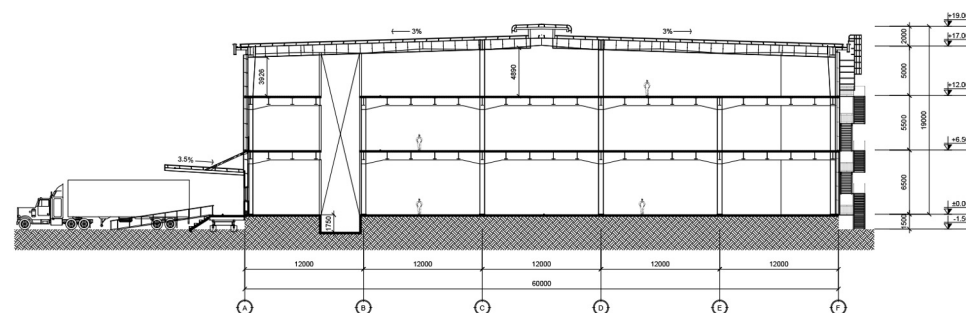


CONTACT US



Vertical Cross

Engineered for high-efficiency manufacturing and smart logistics, Block R features a premium 3-story factory design tailored for versatile operations. With varying floor capacities (2.5 tons/sqm on the Ground Floor for heavy loads, and 1.0 - 1.5 tons/sqm on upper floors for light production and offices), the facility perfectly optimizes your vertical supply chains.



Total Land Area: 8,000 sqm
Total NLA: 13,566 sqm

BLOCK R KIZUNA 3

LEED GOLD CERTIFIED

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

SUPERIOR MULTI-STORY SPACE

Featuring a clearance height of up to 6.5 m and robust floor loading capacity, fully equipped to accommodate heavy-duty production lines and modern high-rack storage systems.

BONDEK® & ROCKWOOL PANEL

Built with high-load BONDEK® slabs and QCVN 06-compliant Rockwool sandwich panels. Delivers maximum fire safety, superior thermal insulation, and significantly reduced operational power costs.



Docking elevation 1.5 m

Optimally aligns with 40-ft container trucks. Equipped with up to 5 hydraulic dock levelers (6-ton capacity) and robust steel roller doors for seamless cargo loading.



Independent 8,000 sqm Campus

Enjoy complete control over your operations with an exclusive 8,000 sqm plot and 13,566 sqm NLA, ensuring zero operational interference with adjacent tenants.

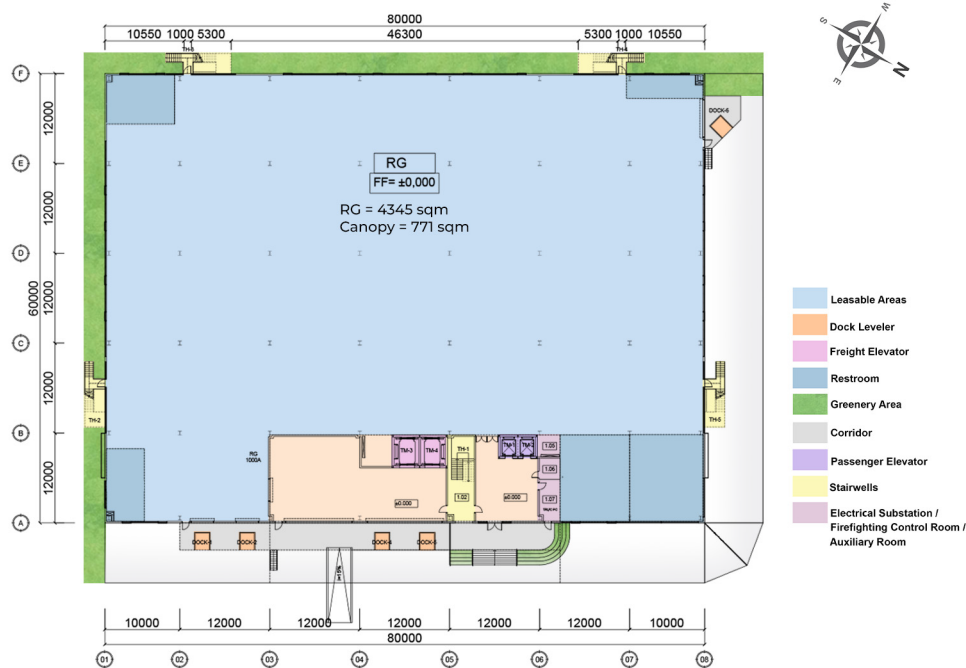


Dual-Frontage & 4 Access Points

Four separate gates - including a 16 m-wide container exit, a turning bay, and standardized 3.5 m fire access-establish a seamless, one-way logistics flow.

Ground Floor

GFA: 4,800 sqm | Unit size: 4,345 sqm | Elevated 3,9 m above Hon Dau datum |
Column Width: 12 m x 12 m | Loading: 2.5 tons/sqm



High-Capacity Docking Hub

Featuring 5 hydraulic dock levelers serving 40-ft containers simultaneously, with a 1.5 m elevated floor and 771 sqm canopy for all-weather loading operations.

12 m x 12 m Optimal Column Grid

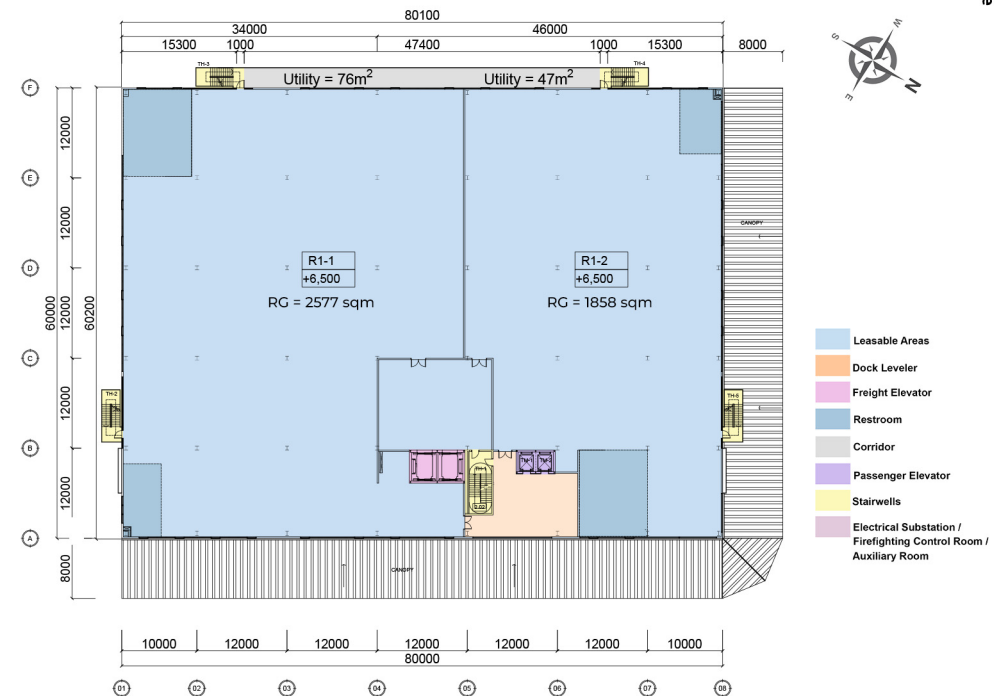
Wide spans create a highly ventilated and flexible production space, maximizing usable layout area for assembly lines and racking systems.

Greenery & Accessibility

Over 20.6% of the land (1,650 sqm) is dedicated to green landscaping, complemented by 1,550 sqm of internal roads and a 28 m heavy-duty fire truck parking zone.

1st & 2nd Floors

GFA: 4,800 sqm | NLA: 1,858 - 2,577 sqm | Clearance height: F1: 4.6 m, F2: 4.1 m - 6.1 m |
Column Width: 12 m x 12 m | Loading: F1: 1.5 tons/sqm, F2: 1 ton/sqm



Passenger Elevators

2 high-speed passenger elevators, 1.6-ton capacity (18 persons each).

Heavy Freight Elevators

2 heavy freight elevators, 4.0-ton capacity, ensuring fast, secure, and continuous vertical transport of materials across all 3 floors.

40 m Exit & Stairwell Radius

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



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



1,600 cbm/day
Wastewater Treatment System



2 Water Sources
Primary: HOLLAND
Backup: BIWASE



Pre-installed
Smoke exhaust duct
& Firefighting system

Sustainable Efficient

MANUFACTURING ENVIRONMENT

