

Factory & Warehouse CHODTHANAWAT 2 Block J

Soi Phun Charoen, Thepharat Road (Bangna) Km. 16,
Bang Chalong Subdistrict, Bang Phli District Samut Prakan 10540 Thailand



PROJECT DETAILS

Warehouse with Office

- : Unit size: 145–318 sq.m. per unit*, Office space: 30–47 sq.m. per unit*
- Internal restroom provided (separate facilities for warehouse and office areas)

Structure & height

- : Reinforced concrete structure (on pile foundation) Clear height: 8.5–11 m.*

Roof

- : Steel truss structure with Aluzinc roofing sheets
- : Equipped with premium synthetic rubber insulation for effective heat protection.

Floor Load Capacity

- : Burnished industrial concrete floor Load capacity: 3 tons per sq.m.*

Wall

- : ISO Wall panels, 4.5 m.* height.
- : Cladded with metal sheets and fitted with 12 mm. bird netting.

Warehouse Entrance

- : Automatic rolling shutter door. Size: 4.5 m. (W) x 4.65 m.* (H)

Internal Road

- : Concrete road width: 10–24 m.* Designed to accommodate container trucks.

Parking

- : 3–4 parking spaces per unit*

TERM & CON.



Rental
starts 180 THB /Sq.m /Month*



Term of Contract
1–3 years with option to renew.



Security Deposit
4 months of rent.



Common Fee
25 THB/Sq.m/Month*



Land and Building Tax
payable one year in advance
(5 baht /sq.m/ month)

PERSPECTIVE



*Terms and conditions are as determined by the Company.



Call Us
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FACILITIES

Electricity

30/100 Amp (3-phase, 4-wire) supplied by the Metropolitan Electricity Authority (MEA) (capacity can be upgraded) LED lighting system installed in office and warehouse areas for energy efficiency

Water

Treated water supplied by the Metropolitan Waterworks Authority (MWA) Underground water storage tank with 80 m³* Annual environmental and water quality inspections

Telephone & Internet

Fiber optic high-speed internet*
Cable connection fee to building: THB 5,000 per line

Fire Protection System

The premises are equipped with fire extinguishers, an automatic fire alarm system, and smoke detectors throughout, with annual fire drills and emergency evacuation training conducted.

Project Management & Maintenance

An on-site project management team provides maintenance and repair services throughout the lease term, along with housekeeping services for common areas surrounding the project. All services are certified under ISO 9001:2015 standards.

Solar Cell System

An energy-saving solution suitable for businesses with high electricity consumption, supporting sustainable development initiatives. Service fee: THB 250.

Security System

24-hour security personnel, CCTV surveillance throughout the project and Keycard access control system.

Common Areas

Sports field, parking spaces, green areas, drinking water dispensers, Waste collection services (domestic waste only)

LOCATED NEARBY



Chanyawat Apartment
(140 m.)



Buraphavithi Expressway
(850 m.)



Hua Chiew University
(2.3 k.m.)



Green Valley Golf Club
(9 k.m.)



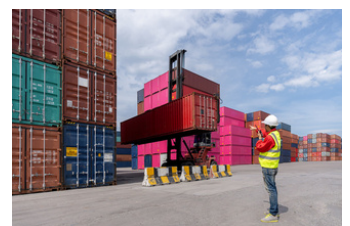
Central Village
(11.2 k.m.)



Mega Bangna
(14.7 k.m.)



Suvarnabhumi Airport
(19.3 k.m.)



Rom Klao Cargo Terminal
(27.3 k.m.)

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