

# CHODTHANAWAT CO., LTD.

“ Develop and Enhance to International Standard ”



CHODTHANAWAT 2  
BANGNA KM.16



CHODTHANAWAT 3  
RAMA 2

CHODTHANAWAT 5  
CHONBURI - RAYONG

## “Develop and Enhance to International Standard ”

Chodthanawat Co., Ltd is a business unit of K. Group that specializes in industry with advanced business approach. Company offers integrated factory-warehouse “ Chodthanawat ” for rent to serve needs of industrial and logistics entrepreneurs who require warehouse with international standard. Company provides full range of facilities and allow clients to design space to fulfill their requirement. Facilities have been managed by competent team with more than 30 years of experiences.

Chodthanawat Co., Ltd. is well-established with registered capital of 1,000 million Baht, with factories and warehouses for rent in 150,000 sq.m. space, gaining trust from leading clients in both domestic and international market. Facilities are located close to various strategic business areas as follows;

- ✧ Charoenkrung Road, Soi 30 (Bangrak - Silom), prime business area in central Bangkok
- ✧ Theprattana Road km. 1 (Bangna - Trad) (Bangna Expressway entrance-exit), opposite to Bitec Bangna, key exhibition center that connects Eastern Seaboard, transportation and industrial, and automotive sectors.
- ✧ Theprattana Road km. 16 (Bangna - Trad) (close to Suvarnabhumi Airport), connecting industrial locations and key worldwide economic sectors with convenient transportation routes.
- ✧ Rama 2 Road (close to Sinsakhon Industrial Estate and Mahachai), gateway to business of southern region and hub of steel industry, printed media, furniture, apparel, and seafood, etc.
- ✧ 3138 Road, Chonburi - Rayong (close to Eastern Seaboard Industrial Estate and Laem Chabang Port), key industrial area of South East Asia
- ✧ Chaengwattana Road, Soi 38, area of international exhibition center, convenient location that close to Bangkok, Sirat Expressway entrance-exit, and MRTA project, Pink Line on Chaengwattana Road.

# CHODTHANAWAT 2 BLOCK G (EXPANSION)



**PROJECT AREA**



**Warehouse** : Approximately 113 – 207 sq.m. / unit

**Office** : Approximately 28 – 46 sq.m. / unit

**Warehouse + Office** : Approximately 150 - 250 sq.m. / unit

**Building Structure** : Wrought alloyed steel structure roofing plated Alu-Zinc sheets with insulation and roof-light.

**Loading Capacity** : cement floor with reinforced on pile, polishing floor, crystal diamond floor coating and load 3 tons/sq.m.

**Wall** : Brick block concrete wall with a cement coating and painted about 8-10 meters height.

**Warehouse Gate** : Automatic roller shutter door average 3.8 4.5 m. in width and height.

**Local Road** : 10 – 15 meters wide concrete road enabling to accommodate large. (Readied for heavy truck)

**UTILITIES AND SERVICES**



**Electricity** : Electric supply of 30/100 Amp (3 Phases 4 Wires for factory standard with Option to expand) The Office and warehouse areas use LED lightings.

**Water** : Adequate water supply through the storage tanks with drainage system and regularly laboratory water testing to ensure the water quality. All water charges will be directly paid by tenants to the government.

**Telephone & Internet** : Telephones and high-speed internet with Fiber Optic. The installation fee is 5,000 Baht per line has to be paid to the landlord.

**Fire Protection** : Fire extinguishers, fire alarms and heat detectors are available.

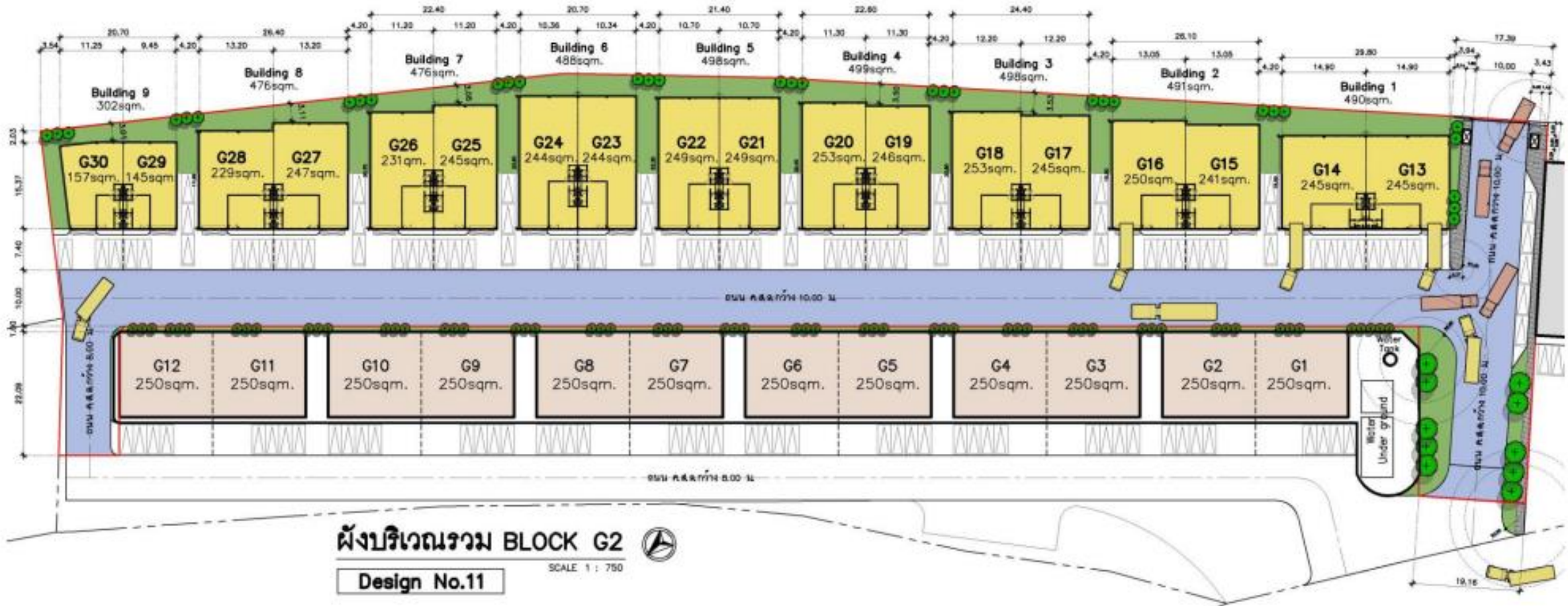
**Security** : 24-hours qualified security guards are promptly responding to accidents and CCTV around the project.

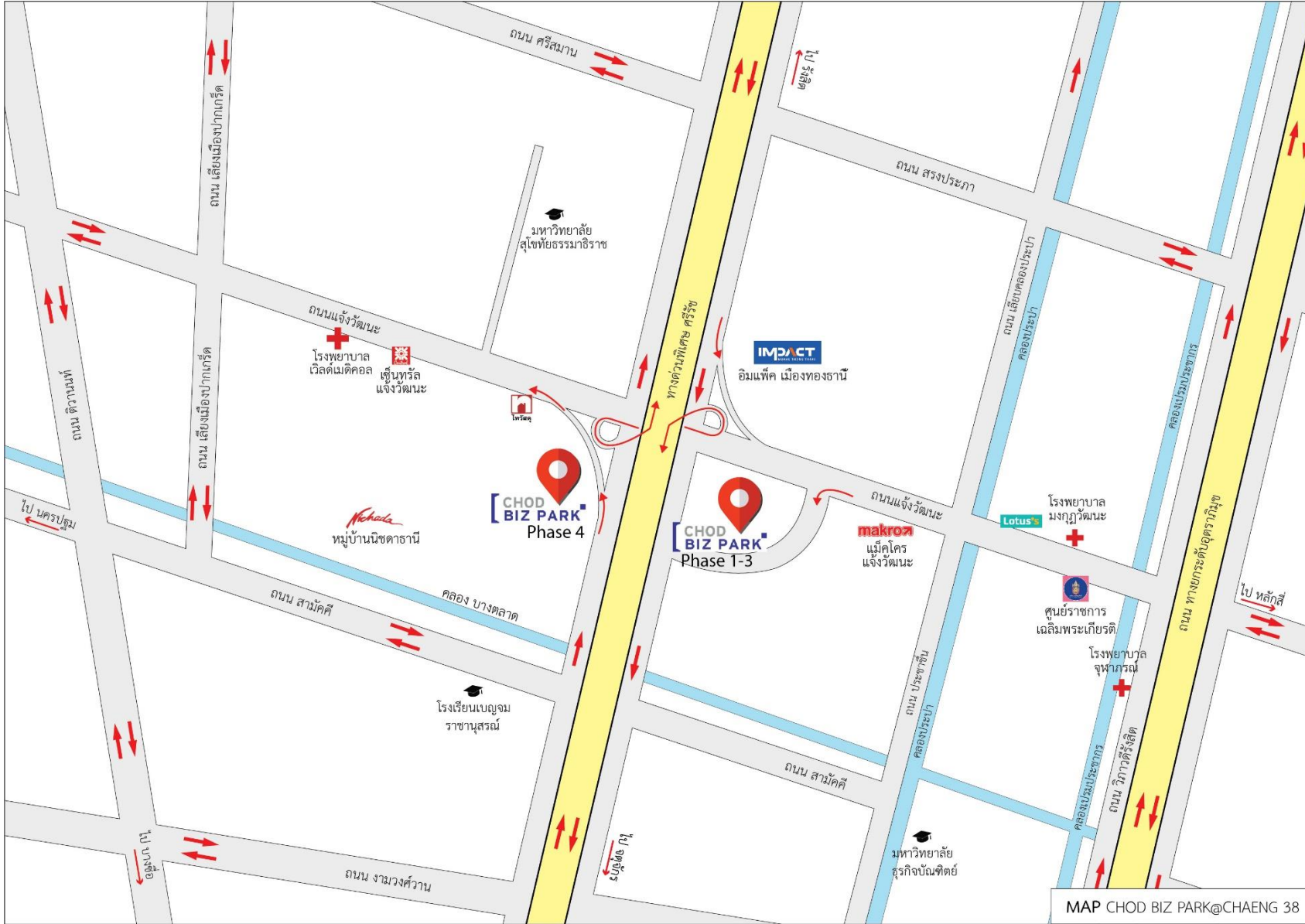
**Cleaning Services** : Service for public area.

**Maintenance** : Repair and maintenance service by project technician.

**Parking Lot** : Provide covered car parks for 3 cars.

**Retailer & Grocery store services** : 7 Eleven , Lotus Express and retail shop.







- Rental : 180 Baht / sq.m. / Month  
(not including electricity, water supply, telephone, common area expense and VAT)
- Term of Rent : 1 – 3 years with an option to renew.
- Deposit : 4 months of rental (excluding rent in advance 1 month)
- Common Area Expense : 25 Baht / sq.m. / month (Will be shared among all tenants at actual cost)

**FOR MORE INFORMATION, PLEASE CONTACT CHODTHANAWAT CO., LTD.**

**(02) 235-6747-8    061-410-8889**

**E-mail : [sales@chod.co.th](mailto:sales@chod.co.th)    Website : [www.warehousechod.com](http://www.warehousechod.com)**

**TERM AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.**



**LINE OFFICIAL**