

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 BANGNA KM.16



PROJECT AREA



- Warehouse (Block A-H) : Approximately 700 – 900 sq.m. / unit
- (Block I) : Approximately 270 - 450 sq.m. / unit
- Office (Block A-H) : Approximately 135 – 255 sq.m. / unit
- (Block I) : Approximately 68 – 143 sq.m. / unit
- Warehouse + Office : Approximately 300 - 1,000 sq.m. / unit

Building Structure

- Block A-H : Steel Reinforced Concrete size of 25x36 meters in width and length without center pole.
- Block I : Steel Reinforced Concrete size of 19x17.5 meters in width and length without center pole
- Roof** : Wrought alloyed steel structure roofing plated with Alu-Zinc sheets, transparent tiles and ventilation fans.
- Block H - I** Wrought alloyed steel structure roofing plated with Alu-Zinc sheets with insulation and roof-light.

Gypsum Board Ceiling : Open Space High Ceiling 12 meters flooring.

Wall : Brick block concrete wall with a cement coating and painted about 8-12 meters height.

Block H - I concrete wall with metal sheet about 8-12 meters height.

Window - Door : Clear Glass window-door in Aluminum swing flame.

Warehouse Gate : Steel Roll Gate : average 4.5x4.5 m. in width and height.

Block I : Automatic roller shutter door average 6x4.5 m. in width and height

Loading Capacity : Cement floor with iron reinforcement load 2 tons/sq.m.

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

Local Road : 16-24 meters wide concrete road enabling to accommodate large trucks tailing with the container.



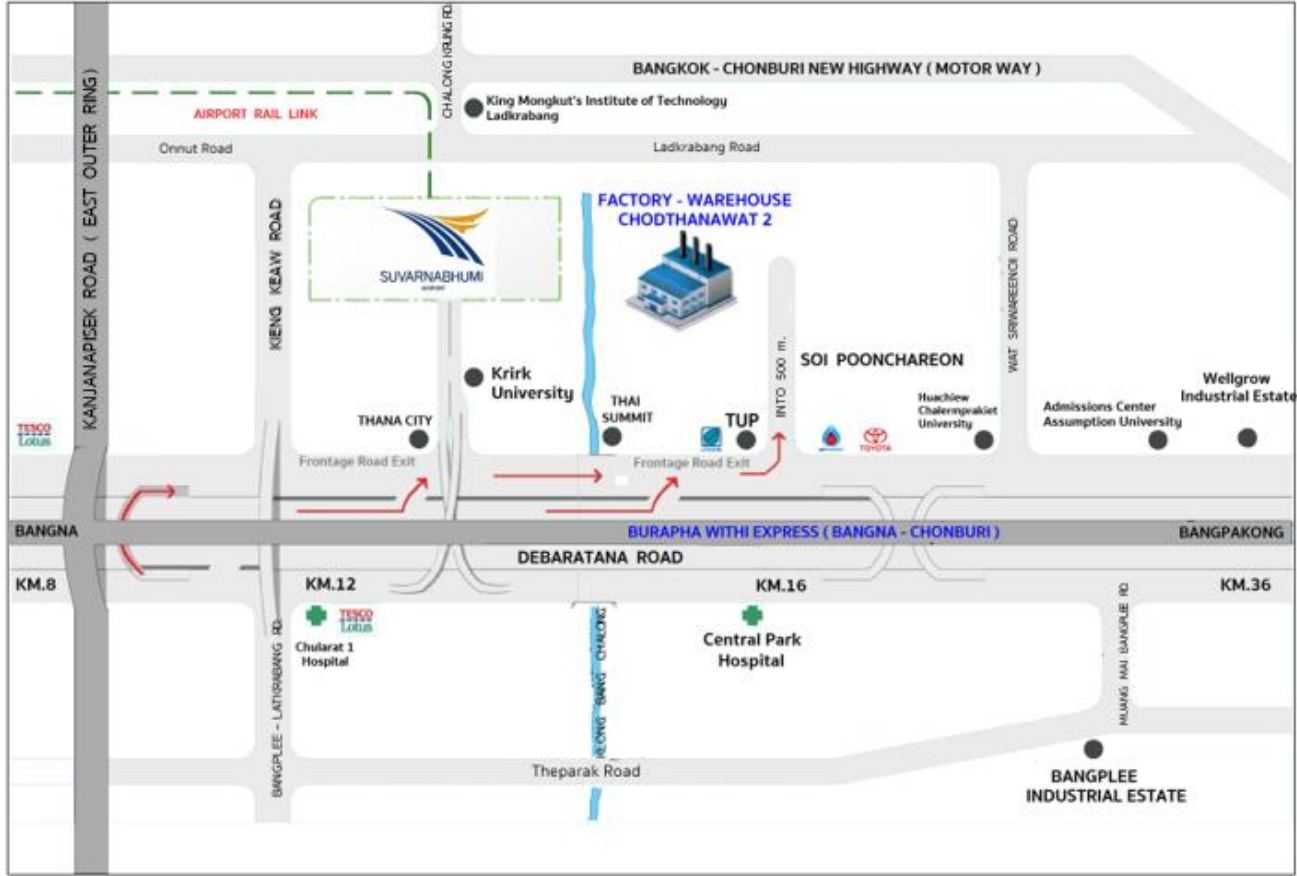
- Electricity** : Electric supply of 30-50 Amp (3 Phase 4 Wires for factory standard with option to expand) The office and warehouse areas use LED lightings.
- Water** : Adequate water supply through the storage tanks with drainage system and Regularly Laboratory water testing to ensure the water quality. All water charges will be directly paid by tenants to the government
- Telephone** : Telephones and high-speed internet with Fiber Optic ,The installation fee is 5,000฿ per line has to be paid to the landlord.
- Fire Protection** : Throughout the warehouses, we provide fire alarms, smoke detectors, and fire extinguishers.
In case of emergencies, our warehouses have fire-exit doors and emergency lights as standard.
- Security** : 24-hours qualified security guards are promptly responding to accidents and CCTV around the project.
- Cleaning Service** : Service for public area.
- Maintenance** : Repair and maintenance service by project technicians.
- Parking Lot** : Available in front of each unit as well as for loading purpose (free of charge)
- Facility** : 7 Eleven , Lotus Express and retail shop.

Factory&Warehouse Bangna Km.16
Master Plan KM.16



เอกสารนี้จัดทำขึ้น
20/6/65

LOCATION



- Located Only :
- 19 kilometers from Suvarnabhumi Airport
 - 20 kilometers from Bang Phli Industrial Estate
 - 32 kilometers from Khlong Toei Sea Port
 - 100 kilometers from Laem Chabang Sea Port
 - 130 kilometers from the Eastern Special Economic Zone (EEC)

RENTAL FEE AND CONDITION



- Rental : 160 – 180 Baht/ sq.m./ month (not including electricity, water supply, telephone, common area expense and VAT)
- Term of Rent : 1-3 years with option to renew.
- Deposit : 4 months of rent and service charge.
- 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.

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E-mail : sales@chod.co.th Website : www.warehousechod.com

TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.



LINE OFFICIAL