

CNCTECH

永福省厂房和仓库租出及出售

Factories and Warehouses

in Vinh Phuc



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本社 CNCTech Headquarters in Thang Long III Industrial Park, Vinh Phuc, Vietnam

600+

Hectares | 公顷

30+

Projects | 项目

7

Provinces | 省份

Founded in 2008 as a precision company, CNCTech has evolved quickly over the past decade, becoming a multi-facility and multi-disciplinary manufacturing group in Vietnam.

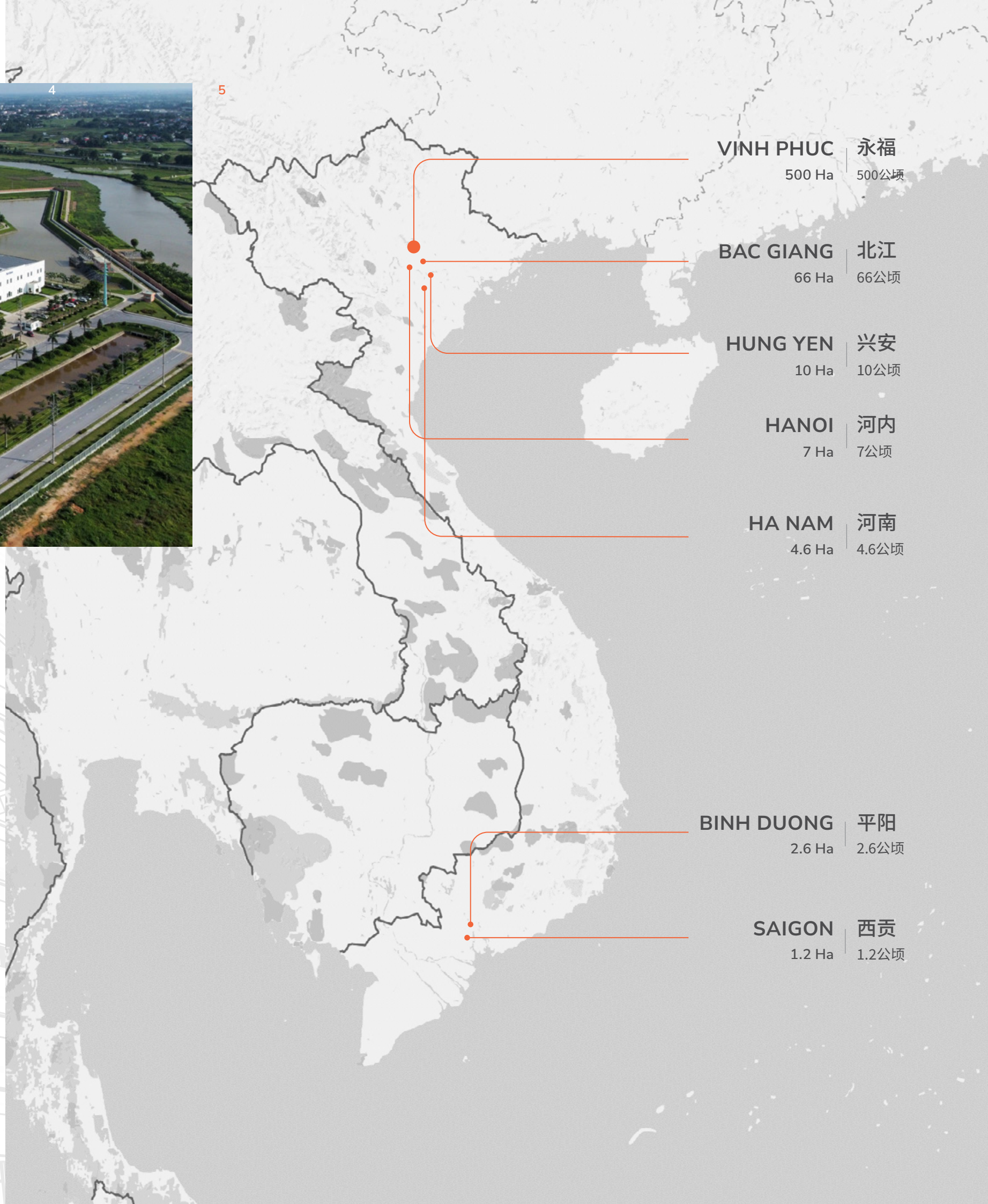
The company now engages in manufacturing, technology development, and industrial properties. CNCTech is striving to become a leading force in these sectors of Vietnam's burgeoning market.

成立于2008年，是一家精密工业公司，CNCTech在近十年中迅速发展，成为越南多方位行业，多方位领域的制造集团。

我们营业领域在于制造，科技和工业地产开发。CNCTech在越南不停地努力，不断地发展成为这些行业的推动力。

About Us 关于我们

5



VINH PHUC 永福
500 Ha | 500公顷

BAC GIANG 北江
66 Ha | 66公顷

HUNG YEN 兴安
10 Ha | 10公顷

HANOI 河内
7 Ha | 7公顷

HA NAM 河南
4.6 Ha | 4.6公顷

BINH DUONG 平阳
2.6 Ha | 2.6公顷

SAIGON 西贡
1.2 Ha | 1.2公顷

CNCTech has made significant investment in seven provinces across Vietnam. Among these, Vinh Phuc stands out as the focal point, with more than 500 hectares land bank acquired to date.

The midland province is leading in electronic component, automotive and motorcycle manufacturing, while it still has ample room for further development.

Situated at the heart of Northern Vietnam, Vinh Phuc enjoys a pleasant temperate climate and benefits from an extensive and well connected infrastructure network.

The abundant skilled labors here are hustling in factories, building their future in a charming city near the Tam Dao national forest.

CNCTech集团已在越南七个省份进行了大量投资。其中，永福省成为焦点，迄今已获得500公顷土地储备。

永福省在电子元件，汽车和摩托车制造方面处于领先地位，但仍有进一步发展的空间。

永福省位于越南北部的中心地带，气候宜人气候温和，并受益于广泛且四通八达的基础设施网络。

这里大量的熟练劳动力在工厂里忙碌，在三岛国家森林公园附近这座迷人的城市建设他们的未来。



4 + 3
universities & colleges
大学及高专

30
vocational schools
职业学校

\$ 155-175
minimum wages
最低工资

1.2
million people
百万人口

60
in working ages
处于工作年龄

Vinh Phuc 永福



 **19**
industrial parks
工业园区

 **5,487**
hectares
公顷

 **32**
industrial clusters
产业集群

 **646**
hectares
公顷

- | | | | |
|---|---|--|---|
|  TOYOTA |  HONDA |  PIAGGIO |  DAEWOO BUS |
|  CAMMSYS |  partron |  COMPAL |  arcadyan |
|  Sumitomo |  Sindoh |  BANGJOO |  ShinWon |
|  KMV |  SEKONIX VINA |  JH VINA |  sojitz |
|  NISSIN |  NIPPON PAINT |  EXEDY |  VPIC |
|  VINGROUP |  SUN GROUP |  FLC GROUP |  Vinamilk |

宣光 | TUYEN QUANG

SUPPORTING INDUSTRY AREA
配套产业区

TAM DAO MOUNTAIN RESORT
三岛山 度假村

VINH PHUC HIGH-TECH AREA
永福高科技区

THAI NGUYEN | 太原

福寿 | PHU THO

BA THIEN ONE
霸善一

THIEN KE
善计

DAI LAI LAKE
大濼湖

THANG LONG
升龙工业区

THE PHOENIX
凤凰公寓

HOP THINH IND. CLUSTER
合盛产业集群

VINH YEN CITY
永安市

VINH PHUC HIGH-TECH AREA
永福高科技区

INLAND CONTAINER DEPOT
内陆集装箱堆场

HANOI | 河内

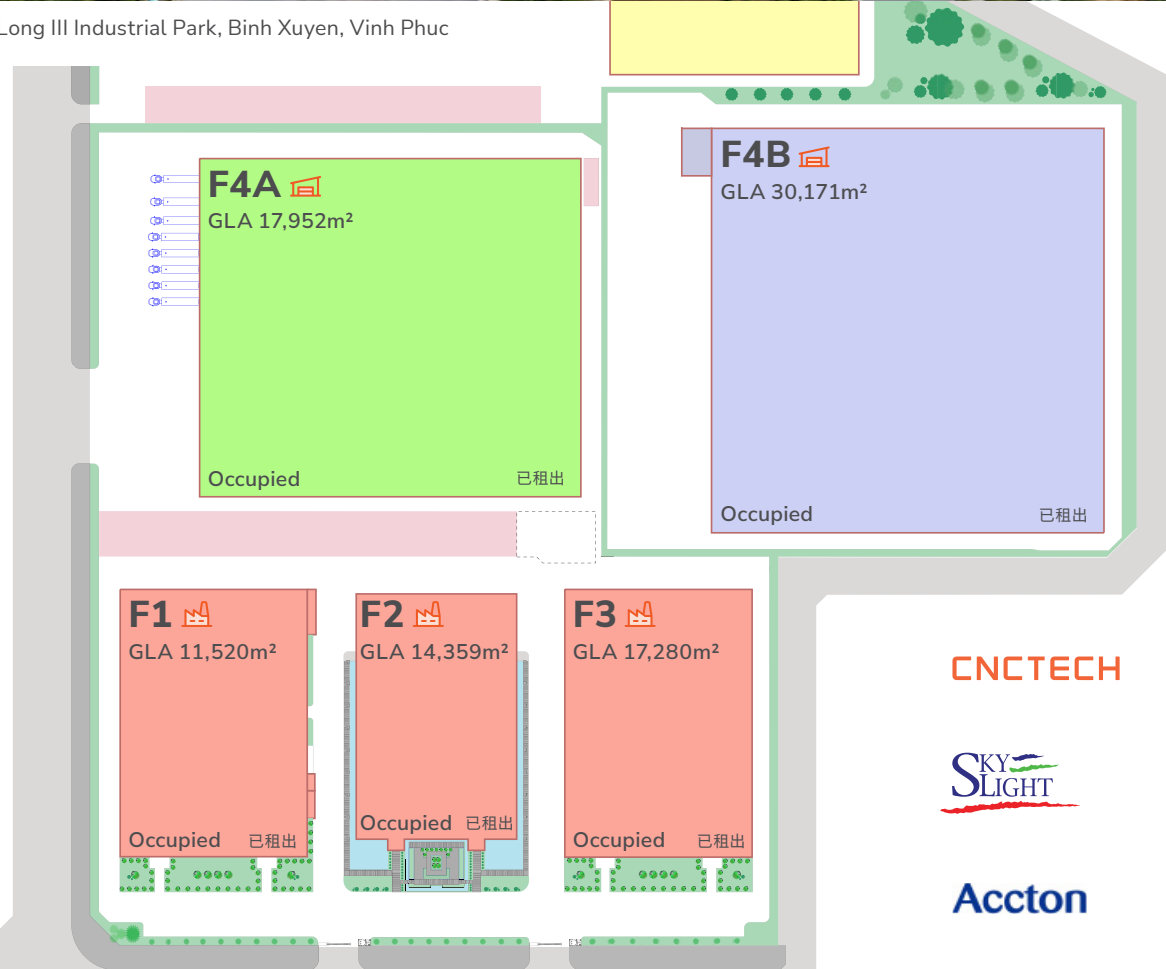
GREEN PARK VINH PHUC
永福绿色公园

NOI BAI AIRPORT
内排机场

Vinh Phuc 永福



Thang Long III Industrial Park, Binh Xuyen, Vinh Phuc



Thang Long F1-4AB

CNC TECH

SKY SLIGHT

Accton

VIETNAM POST

DB SCHENKER



Sumitomo has built and operated industrial parks in Vietnam since 1997.

For more than 20 years, hundreds of their customers are all foreign companies. That changed in 2021, when CNCTech became the first domestic company to invest in Thang Long Vinh Phuc industrial park.

住友自 1997 年起在越南建设和运营工业园区。20 多年来，他们的数百个客户都是外国公司。在 2021 年发生了变化，当时 CNCTech 成为第一家投资永福升龙工业园区的国内公司。





F4C2
GLA 12,000m²

F4C4
GLA 8,160m²

F4C3
GLA 8,160m²

F4C1
GLA 12,000m²

Thang Long III Industrial Park, Binh Xuyen, Vinh Phuc

Thang Long F4C

升龙三工业区 F4C



PHASE 1
GLA 38,590m²
Occupied

PHASE 2
GLA 13,320m²

Binh Xuyen P1&2

Binh Xuyen Industrial Park, Binh Xuyen, Vinh Phuc

COMPAL mentech SKYSLIGHT

X3 GLA 5,000m²

X4 GLA 3,900m²

X5 GLA 5,000m²

X2 GLA 4,000m²

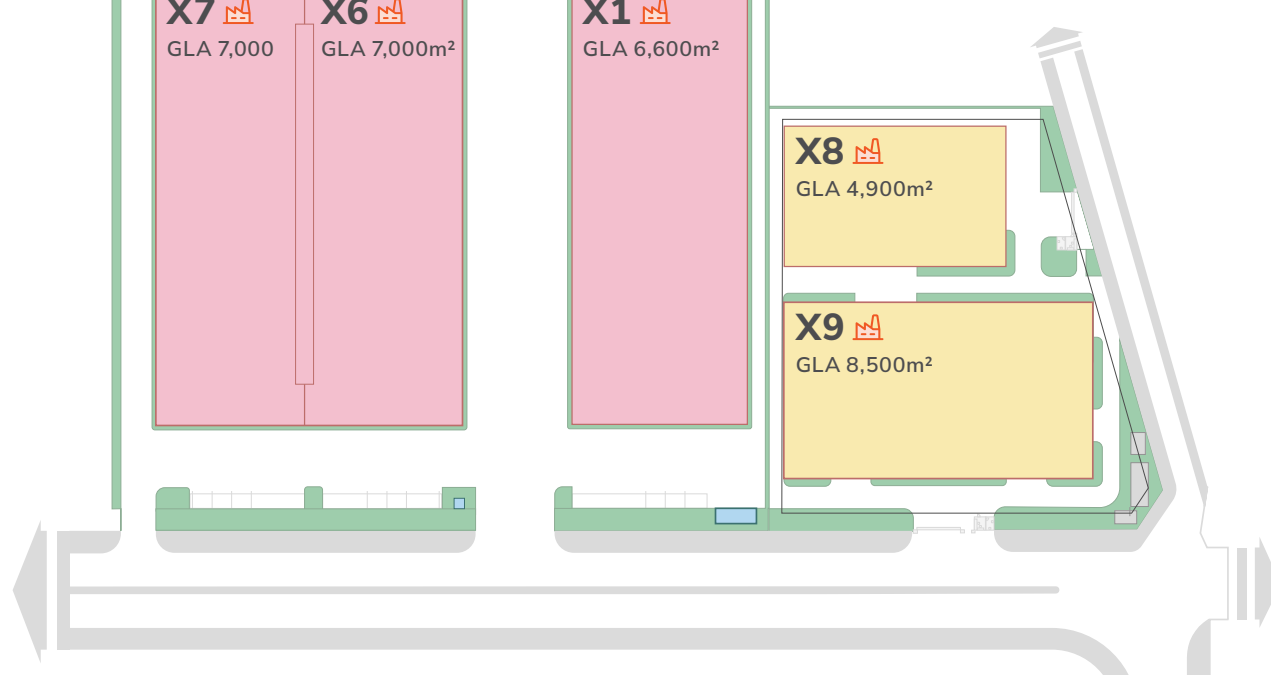
X7 GLA 7,000

X6 GLA 7,000m²

X1 GLA 6,600m²

X8 GLA 4,900m²

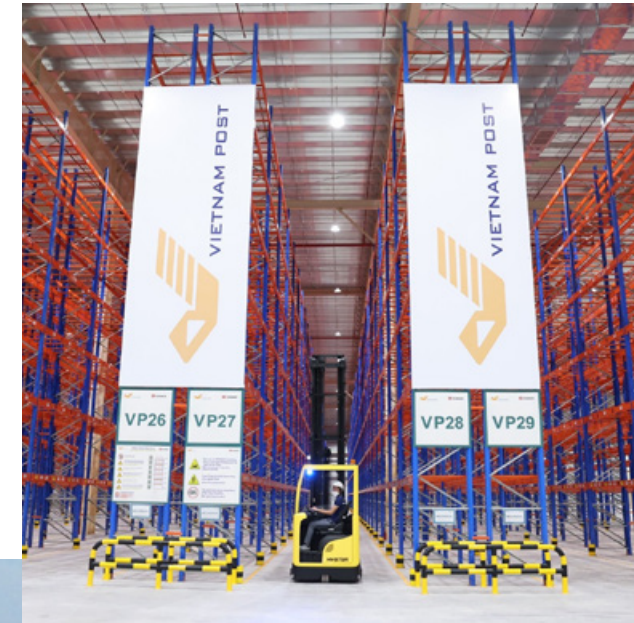
X9 GLA 8,500m²



WAREHOUSE
GLA 14,000m²



Binh Xuyen IP., Son Loi, Binh Xuyen, Vinh Phuc



Dong Van 3 Industrial Park, Ha Nam


PHASE 1
GLA 28,861m²



Warehouses 仓库





 Song Khe, Yen Dung, Bac Giang

Log Bac Giang 北江国际物流中心

 66 Ha | 公顷

 2024 -



Ba Thien One 霸善一

128 Ha | 公顷

2022 - 2025



Phase	Start Date	End Date
PHASE 1	8/2022	6/2024
PHASE 2	7/2023	12/2024
PHASE 3		1/2025

Ba Thien One 霸善一



Green Park Vinh Phuc

永福绿色工业园区

● PHASE 1
90 Ha

● PHASE 2
79 Ha

● PHASE 3
127 Ha

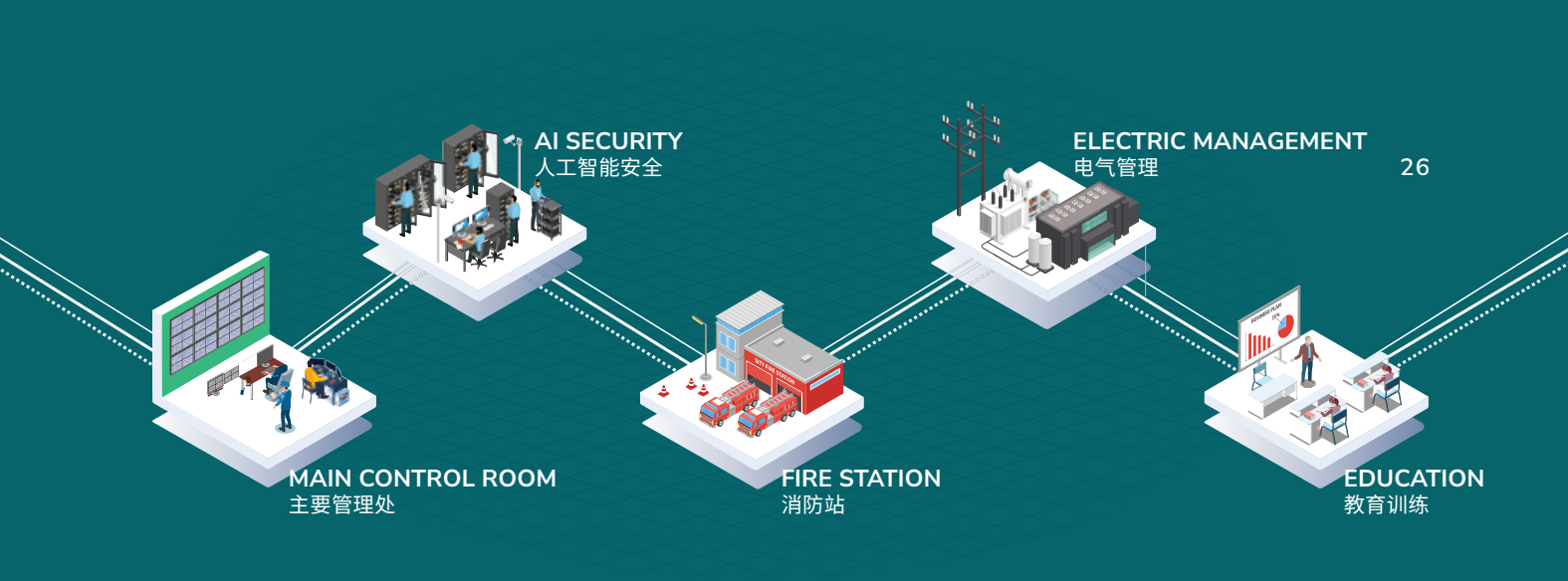
Green Park Vinh Phuc is an innovative industrial hub. It integrates advanced technologies and sustainable practices for optimal productivity and environmental responsibility. With central Intelligent Management Systems, alongside health-focused initiatives and AI security, Green Park sets a new standard for responsible industrial development.

绿色工业园区是一个创新型的工业园区，融合先进技术和可持续运营，以优化生产力和环境责任。对于中央智能管理系统，另外有人工智能医疗保健和AI安全。为有责任的发展工业，绿色工业园区设立了新创标准。



300
Ha | 公顷

Green Park Vinh Phuc 永福绿色工业园区



SMART INFRASTRUCTURE

智能基础设施

Central Management System

The Smart Management Center leverages AI to facilitate the comprehensive monitoring and seamless operation of the whole industrial park.

Power Management System

Electricity is distributed and coordinated by a smart management system, ensuring surplus green power is effectively utilized.

Disease Control System

The system safeguards Green Park by tracking outbreaks, monitoring cases, and providing real-time data for swift responses.

Human Resource Training

A key impact to Green Park's development since a skilled workforce is essential for operating a green and smart industrial park.

AI Security

An AI-operated security ensures safety of individuals, goods, and assets; thereby maintain efficient and consistent operation.

Smart Logistics

The Industrial Smart Warehouse leverages AI and automation to optimize storage and logistics, boosting both efficiency and sustainability.

中央管理系统

拥有智慧管理中心利用人工智能 (AI)，可协助整个工业园区的全面监控和平稳运行。

战略管理系统

拥有智能配电协调系统确保多余绿色电力得到有效利用。

防疫

拥有疾病控制系统可追踪疾病爆发，监控病例并提供实际数据以实现快速的预防，保护绿色公园区。

工业园区人力资源培训

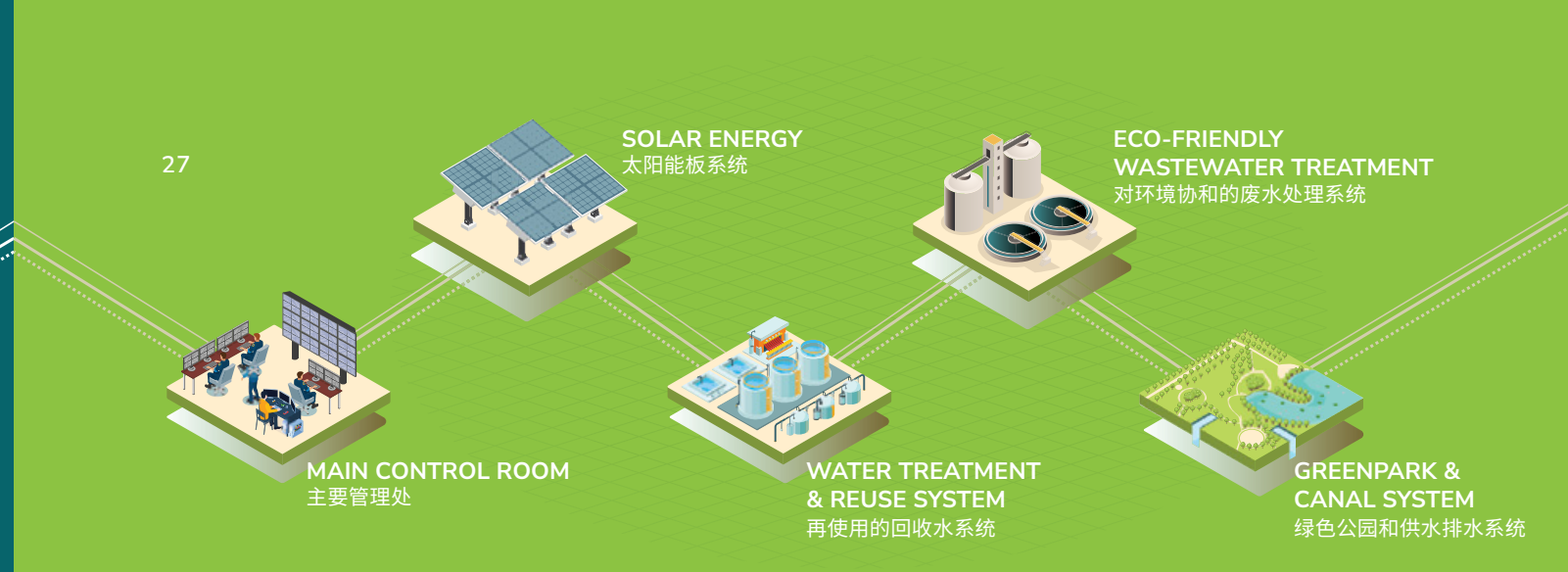
决定绿色工业园区发展的重要关键的是熟练的人力资源，这是运营绿色智能园区的需要因素。

人工智能安全

以人工智能驱动运用，确保人员，货物和资产的最大安全，保持高效稳定的运营。

智能配送管理系统

对于工业园区里的智能仓库，进行利用人工智能 (AI) 和自动化系统，优化存储和物流，从而提高效率和可持续性。



GREEN INFRASTRUCTURE

绿色基础设施

Eco-friendly Electrical System

Green Park utilizes solar panels covering all rooftops to generate clean energy for production and other business operations. Surplus electricity can contribute back into the national grid.

Water Supply System

Green Park's water system circulates 58,000m³ of water per day through pipes with diameters of 150-400mm.

Eco-friendly Water Channel

Industrial wastewater is collected, treated, and recycled to enrich internal water channels and reservoirs, enhancing the lush ecological landscape.

Grid Power Supply

The power supply system consists of 11 units of 63MVA, low-load network (110/22kV) for efficient energy distribution.

Eco-friendly Wastewater Treatment

A green wastewater treatment system is able to process 15,000m³ of water per day and can be expanded for future growth needs.

Lakeside Park

A one-of-a-kind 10-hectare park breathes new life into the industrial park's ecosystem.

对环境协和的干净电源

为满足生产和商业，绿色工业园区利用屋顶上的太阳能板生产清洁能源。多余的电力部分将与国家电网合并利用。

供水

绿色工业园区的水系统通过直径150-400mm的管道流通水量为58000立方米。

排水系统

绿色工业园区的工业废水经过收集，处理并回收后供应储存河和水沟，为维护和发展该地区丰富的生态系统做出补助。

供电

供电系统通过 EVN 的轻载电网 (110/22kV) 提供11台63MVA变压器，以实现高效的能源分配。

对环境协和的废水处理站

对环保谐和，废水处理系统每天能够处理15,000立方米的水量，并且可以扩展以满足未来的增长需求。

湖滨公园

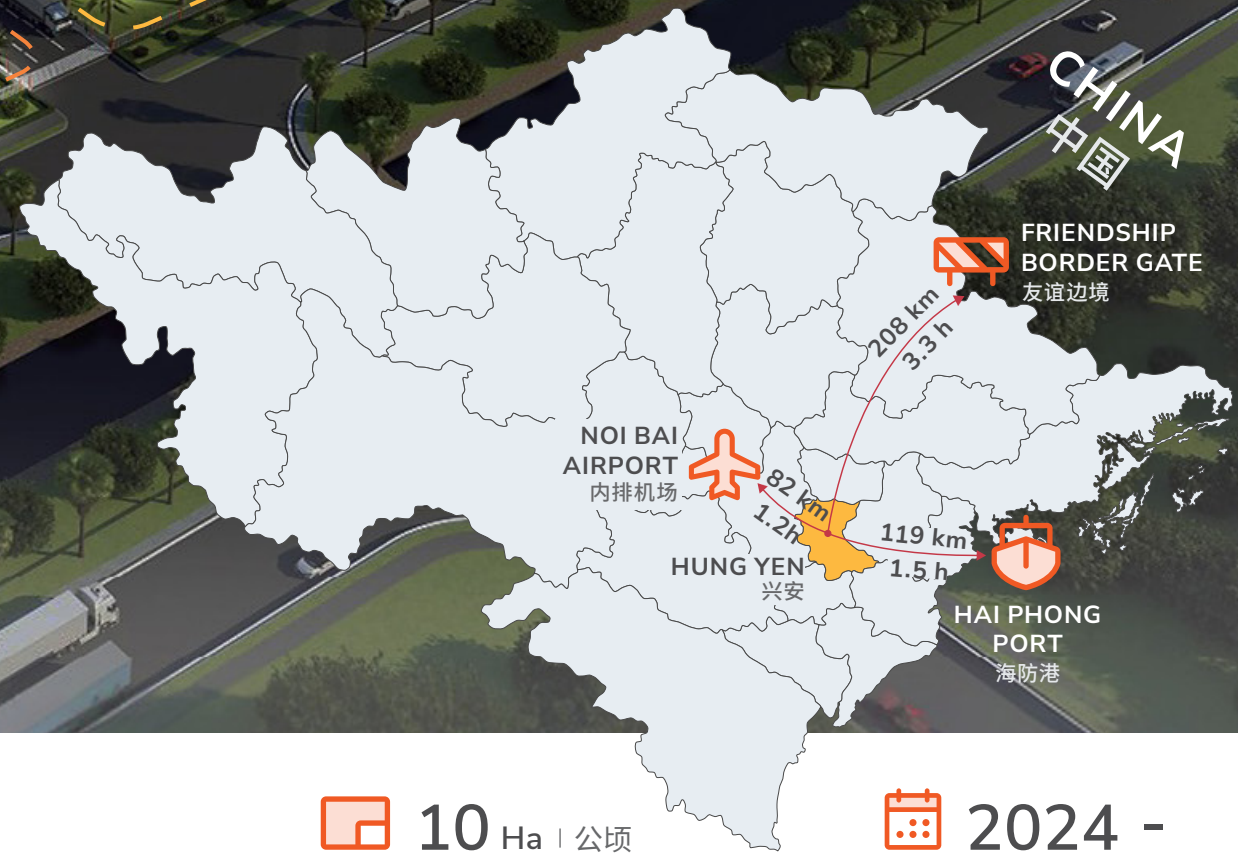
湖滨公园绿树成荫，另有10公顷的水库，丰富了工业园区的生态环境做出贡献。

G4
GLA 33,900m²

G5
GLA 31,902m²

G6
GLA 34,503m²

Thang Long II Industrial Park, Yen My, Hung Yen



Hung Yen 兴安

10 Ha | 公顷

2024 -



A housing project of 1,737 units at the central location in between major industrial parks. Aims to be the community for skilled workers, managers, and expats to settle down and bring up their family in Vinh Phuc.

位于主要工业园区之间中心位置的 1,737 套住房。旨在成为技术工人、管理人员和外籍人士在永福定居和养育家人的社区。

The Phoenix





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SEAMLESS SUPPORT

- From site planning and operational flows to detailed design, construction, and fitting-out.
- In all steps of investment procedure, including government liaison to secure support and incentives for investor.
- Equipment import, labor recruitment, administration and legal support.

无缝支持

- 从场地规划和运营流程到详细设计，施工和装修。
- 投资程序的所有步骤，包括与政府联络以确保对投资者的支持和激励。
- 设备进口、劳动力招聘、管理和法律支持。

BUILT TO LAST

- Built with a 50-year term in mind.
- Spacious for integrated production.
- Connected to bonded warehouses.

经久耐用

- 考虑到50年的使用期限。
- 尺寸和结构宽敞，适合一体化生产。
- 连接保税仓库。

CNCTech offers investors with a walk-in set-up in just 4 to 6 months from scratch. We approach each project with the understanding of an insider, as CNCTech is first and foremost a manufacturer. We have hands-on people on the ground who understand the local market and the subtleties of how commerce is handled.

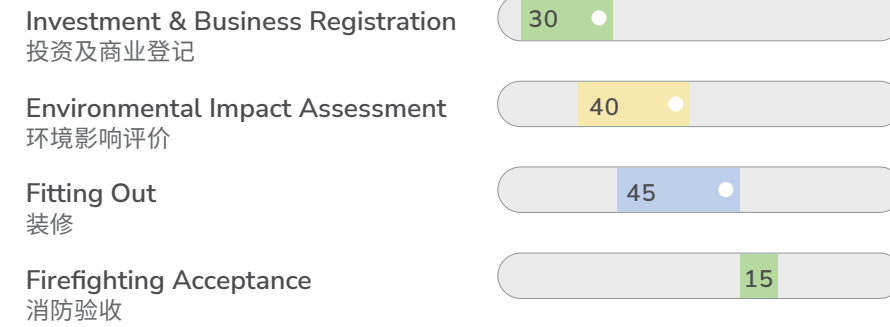
CNCTech 为投资者提供了从无到有仅需 4 到 6 个月的时间即可完成的设置。我们以内部人士的理解来处理每个项目，因为 CNCTech 首先是一家生产公司。我们拥有实地经验丰富的人员，他们了解当地市场以及商业处理的微妙之处。

Turnkey Solutions 交钥匙解决方案

33

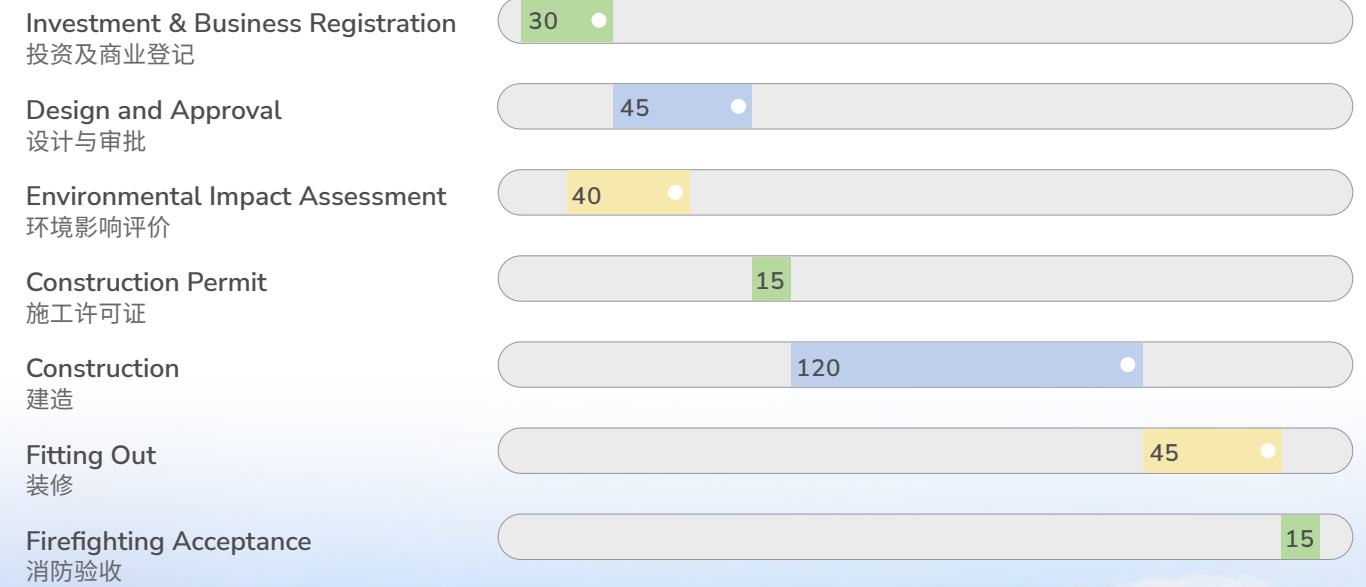
READY-BUILT | 现成

90



BUILT TO SUIT | 定制的厂房

260



Set-up Timeline 进度





Thanks to CNCTech's supports, we were able to go into production within just four months. They were tremendously helpful in all aspects of the set-up, including investment application, business registration, fitting out, firefighting acceptance, equipment import, export production enterprise application, and labor recruitment. Without the assistance, it wouldn't be possible to complete everything so quickly.

感谢 CNCTech 的支持,我们在短短四个月内就投入生产。他们在投资申请,工商登记,装修,消防验收,设备进口,出口生产企业申请,劳动力招聘等各个方面都提供了极大的帮助。如果没有他们的帮助,不可能这么快就完成这一切。



Jackal Lee | 李訓德
Accton's SVP of Product Supply and Demand | 智邦公司副总裁



Jason Wu
General Director, Sirline Vietnam

吴总
越南协领 - 总经理



We decided to select a location near our customers' manufacturing plant in Vinh Phuc in order to provide them with more convenient service. After carefully evaluating numerous options, we found that CNCTech's project matched our warehouse scale requirements. We were particularly impressed by the comprehensive range of accompanying services offered by CNCTech. Moreover, Vinh Phuc offers a favorable environment and abundant resources, making it an ideal investment destination for us.

我们决定选择靠近客户位于永福的制造工厂的地点,以便为他们提供更方便的服务。经过仔细评估多个方案后,我们发现 CNCTech 的项目符合我们的仓库规模要求。CNCTech 提供的一系列配套服务给我们留下了特别深刻的印象。此外,永福省环境比较优越,资源丰富,是我们理想投资的地方。

Customers 客户



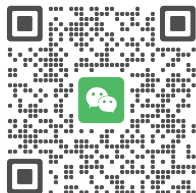
We understand.
Because we're also a manufacturer.

我们了解。
因为我们也是制造商。

CNCTECH

Thang Long III Industrial Park
Binh Xuyen, Vinh Phuc, Vietnam
越南永福省平川县升龙三工业园

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