

FACTORIES WITH TENANTS FOR SALE

Nava Nakorn Industrial Estate

Pathum Thani Province, Thailand

Land

This freehold land consists of 6 contiguous plots with an aggregated area of 9 rai 3 square wah (or approx. 14,412 M²). It is located in Nava Nakorn Industrial Promotion Zone, Pathum Thani Province, Thailand.

Buildings

There are 4 factory buildings improved on the property. ALL factory areas are currently leased.

- Factory 1 (113 m. x 20 m.)

Area		
Cover area of building		2260 M2
Property		3628 M2 (approx.)
Structure		
Ground floor	Factory	reinforced concrete slab on piles 20 cm. thick, LL. 1,000 kg/M2. clearance 6.60 m.
Roof	Factory	corrugated asbestos sheet on structural steel truss
Wall		Mostly 7 cm. concrete hollow block
Other Land Improvements		
Road		Reinforced concrete slab 20 cm. thick and 10 m. wide on compacted ground
Perimeter Fence	Front	Concrete block
	Other sides	Concrete block
Gate		Interlink wire on steel pipe frame roller type, 10 m. wide
Guard House		2.4 m. x 2.4 m.
Drainage System	Storm drainage	Reinforced concrete gutter, 25 cm. wide, open drainage type
	Sewer drainage	Underground asbestos cement pipe diameter 150 mm. on concrete base

- Factory 2 (40 m. x 50 m.)

Area		
Cover area of building		2000 M2
Property		2000 M2 (approx.)
Structure		
Ground floor	Factory	reinforced concrete slab on piles 20 cm. thick, LL. 1,000 kg/M2. clearance 6.60 m.
Roof	Factory	corrugated asbestos sheet on structural steel truss
Wall		Mostly 7 cm. concrete hollow block
Other Land Improvements		
Road		Reinforced concrete slab 20 cm. thick and 10 m. wide on compacted ground
Perimeter Fence	Front	Concrete block
Drainage System	Waste water treatment	Waste water treatment for plating operation
	Sewer drainage	Underground asbestos cement pipe diameter 150 mm. on concrete base

- Factory 3 (113 m. x 20 m.)

Area		
Cover area of building		2260 M2
Property		5480 M2 (approx.)
Structure		
Ground floor	Factory	reinforced concrete slab on piles 20 cm. thick, LL. 1,000 kg/M2. Portions of the floor are reinforced to 2500 kg/M2
Roof	Factory	clearance >6.60 m. corrugated asbestos sheet on structural steel truss
Wall		Mostly 7 cm. concrete hollow block
Other Land Improvements		
Road		Reinforced concrete slab 20 cm. thick and 10 m. wide on compacted ground
Perimeter Fence	Front	Concrete block
	Other sides	Concrete block
Gate		Interlink wire on steel pipe frame roller type, 10 m. wide
Guard House		2.4 m. x 2.4 m.
Drainage System	Storm drainage	Reinforced concrete gutter, 25 cm. wide, open drainage type
	Sewer drainage	Underground asbestos cement pipe diameter 150 mm. on concrete base

- Factory 4 (30 m. x 20 m.)

Area		
Cover area of building		600 M2
Extension piled floor		480 M2
Property		2404 M2 (approx.)
Structure		
Ground floor	Factory	reinforced concrete slab on piles 30 cm. thick, LL. 2,500 kg/M2.
Roof	Factory	clearance > 6.60 m. corrugated asbestos sheet on structural steel truss
Wall		Mostly 7 cm. concrete hollow block
Other Land Improvements		
Road		Reinforced concrete slab 20 cm. thick totally covering entire property on compacted ground
Perimeter Fence	Front	Concrete block
	Other sides	Interlink wire and Viva board
Gate		2 steel sliding doors on rollers
Drainage System	Storm drainage	Reinforced concrete gutter, 30 cm. wide, open drainage type
	Sewer drainage	Underground asbestos cement pipe diameter 12 inch. on concrete base

Selling Price

THB 133 Million

AREA MEASUREMENT:

1 Hectare	=	6.25	Rai
1 Acre	=	2.471	Rai
1 Rai	=	485	Tsubo
	=	4	Ngan
1 Ngan	=	100	Square Wah (sq.w.)
1 Sq.w.	=	4	Square Meters (sq.m.)