



# FOR RENT AFC SME Factory

size 1,200-4,000 sq.m.

**081 912 3064**

**Factory License Available  
Ready by Early of 2021**

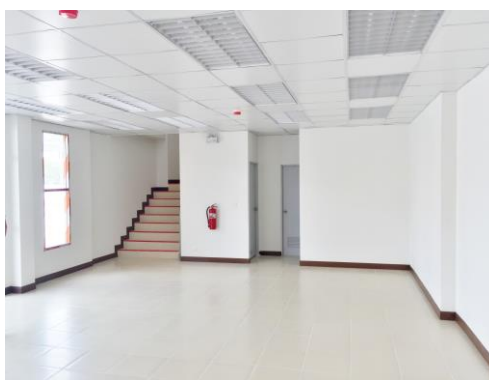
New Modern Factory In Bangpoo Industrial Estate

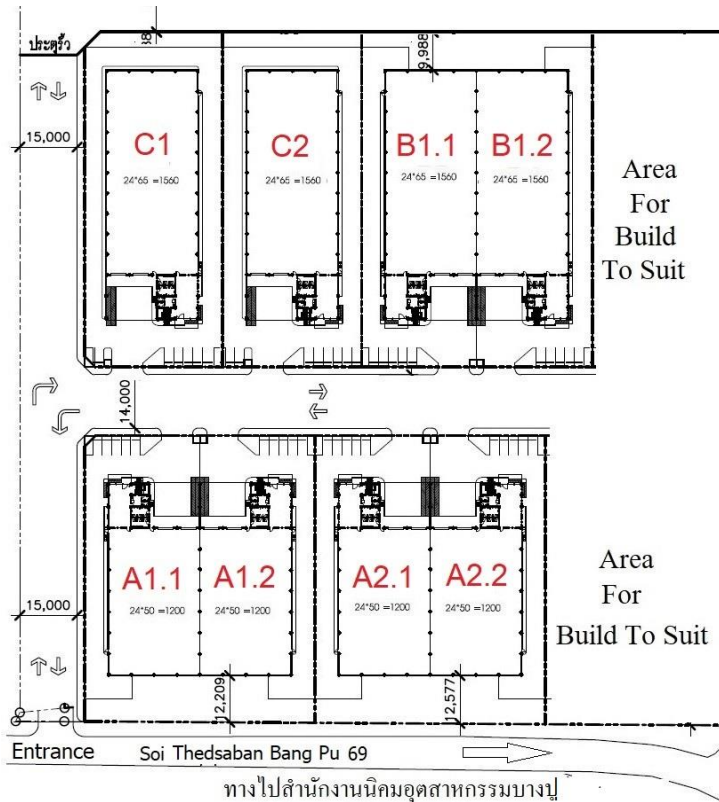
Located 1.5 kilometers from main Sukhumvit Road in Bangpoo District, Samutprakarn Province

<b><u>Distance to</u></b>	Bangkok	37 kilometers
	Suvarnabhumi Airport	20 kilometers
	Bangplee Industrial Estate	16 kilometers
	Klong Toey Port	24 kilometers
	Laem Chabang Port	118 kilometers

## **Industrial Estates Benefit**

- Easily to obtain factory operation license
- Fully provided with utilities and facilities (electricity, water supply, waste water, infrastructures and road maintenance)





### Factory A (A1.1 ,A1.2 ,A2.1 ,A2.2)

- **Land Area:** Each 1.40 rai
- **Building Area:** Each 1,190 sqm, Factory 932 sqm, Office 258 sqm
- **Dimension:** 24m.x50m. (together 48m.x 50m.)

### Factory B (B1.1 ,B1.2)

- **Land Area:** Each 1.68 rai
- **Building Area:** Each 1,552 sqm, Factory 1,294 sqm, Office 258 sqm
- **Dimension:** 24m.x65m. (together 48m.x 65m.)

### Factory C (C1 ,C2)

- **Land Area:** Each 2.02 rai
- **Building Area:** Each 1,558 sqm, Factory 1,298 sqm, Office 260 sqm
- **Dimension:** 24m.x65m.

### Other Description

- **Loading bay:** two 18-wheel truck 151 sqm
- **Floor:** +135 cm. from ground,+180 cm. from fronting road
- **Clear Height:** 8 metres
- **Factory Floor :** LL. 3 tons/sqm, 20 cm.thick
- RC Structure with steel column and roof frame
- Metal sheet roof with 2" glass wool insulation
- Steel Trowelled floor finish
- Able to fix 5 ton overhead crane
- On-site Parking : 8 – 10 parking +motorcycle

### Lease Term & Conditions

- Monthly Rent: 210 Baht per SQM /month
- Deposit: 3 months
- Lease Term: minimum 3 years
- Lessee Pay: Property Tax, Common Area fee, Building Insurance
- Lessor Pay: Withholding Tax
- Responsible by Lessee: Utilities, Electric, water meter, telephone, internet installation,



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