

CHODTHANAWAT CO., LTD.

“ Develop and Enhance to International Standard “



CHODTHANAWAT 2
BANGNA KM.16



CHODTHANAWAT 3
RAMA 2



CHODTHANAWAT 5
CHONBURI - RAYONG

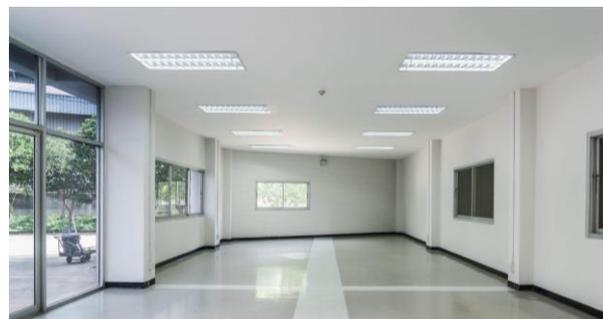
“ Develop and Enhance to International Standard “

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 3 RAMA 2





- Warehouse** : Approximately 430 - 520 sq.m. /unit
- Office** : Approximately 90 sq.m. /unit
- Warehouse + Office** : Total 530 - 610 sq.m. /unit
- Building Structure** : Steel Reinforced Concrete size of 20x26 meters in width and length without center pole.
- Roof** : Wrought alloyed steel structure roofing plated with Alu-Zinc Sheets transparent tiles.
- Wall** : Brick block concrete wall with a cement coating and painted about 8-12 meters height.
- Gypsum Board Ceiling** : Open Space High Ceiling 8 - 12 meters
- Flooring** : Cement floor with iron reinforcement load 2 tons /sq.m.
- Warehouse Gate** : Steel Roll Gate: average 4.5 x 4.5 m. in width and height
- Local Road** : 10-15 meters wide concrete road enabling to accommodate large trucks tailing with 40' container.



Electricity : Electricity supply of 30 , 50 Amp (3 Phases 4 Wires for factory standard with option to expand)

Water : Standard from Provincial Waterworks Authority.

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.

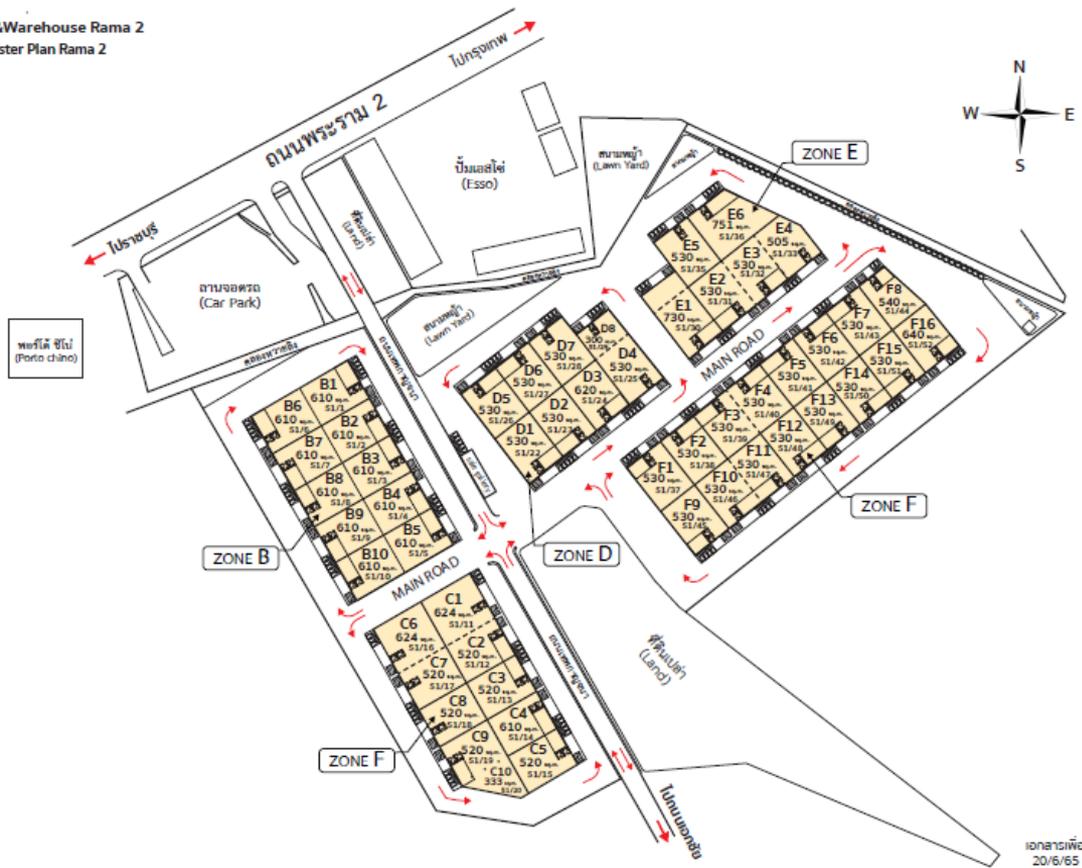
Cleaning Service : Service for public area.

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 : Porto Chino , Central Plaza Mahachai , Esso Petrol Station

Factory&Warehouse Rama 2
Master Plan Rama 2





Located Only :
13 kilometers from Sinsakhon Industrial Estate
19 kilometers from Suvarnabhumi Airport
69 kilometers from Samut Sakhon Industrial Estate

RENTAL FEE AND CONDITION



- Rental : 120 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 : 20 Baht/sq.m./month (will be shared among all tenants at actual cost)

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

(02) 235-6747-8 081-987-9510

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

TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.



LINE OFFICIAL