



### PROJECT AREA

<b>Warehouse</b>	: Approximately 250 – 900 sq.m. / unit
<b>Office</b>	: Approximately 135 – 255 sq.m. / unit
<b>Warehouse + Office</b>	: Approximately 250 - 1,000 sq.m. / unit
<b>Building Structure</b>	: Steel Reinforced Concrete size of 25x36 meters in width and length without center pole.
<b>Roof</b>	: Wrought alloyed steel structure roofing plated with Alu-Zinc sheets, transparent tiles and ventilation fans.
<b>Gypsum Board Ceiling</b>	: Open Space High Ceiling 12 meters flooring.
<b>Wall</b>	: Brick block concrete wall with a cement coating and painted about 8-12 meters height.
<b>Window-Door</b>	: Clear Glass window-door in Aluminum swing flame.
<b>Warehouse Gate</b>	: Steel Roll Gate : average 4.5x4.5 m. in width and height.
<b>Loading Capacity</b>	: Cement floor with iron reinforcement load 2 tons/sq.m.
<b>Local Road</b>	: 16-24 meters wide concrete road enabling to accommodate large trucks tailing with the container.

### UTILITIES AND SERVICES

<b>Electricity</b>	: Electric supply of 30-50 Amp (3 Phase 4 Wires for factory standard with option to expand)
<b>Water</b>	: 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
<b>Telephone</b>	: Direct private telephone from TOT for all possible connections The installation fee is 5,000฿ per line has to be paid to the landlord.
<b>Fire Protection</b>	: Fire extinguishers, fire alarms and heat detectors are available
<b>Security</b>	: 24-hours qualified security guards are promptly responding to accidents and CCTV around the project.
<b>Cleaning Service</b>	: Service for public area.
<b>Maintenance</b>	: Repair and maintenance service by project technicians.
<b>Parking Lot</b>	: Available in front of each unit as well as for loading purpose (free of charge)
<b>Facility</b>	: 7 Eleven , Lotus Express and retail shop.



### RENTAL FEE AND CONDITION

<b>Rental</b>	: 160 Baht/ sq.m./ month (not including electricity, water supply, telephone, common area expense and VAT)
<b>Term of Rent</b>	: 1-3 years with option to renew.
<b>Deposit</b>	: 4 months of rental (excluding rent in advance 1 month)
<b>Common Area Expense</b>	: 25 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

E-mail : [sales@chod.co.th](mailto:sales@chod.co.th)

Website : [www.warehousechod.com](http://www.warehousechod.com)

TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.

