



CHODTHANAWAT 3 FACTORY – WAREHOUSE

Address : No. 51/1-52 Moo 4 Rama 2 Rd. Tambol Nadee, Amphur Muang , Samut Sakhon 74000



PROJECT AREA

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.
Floor	: 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.

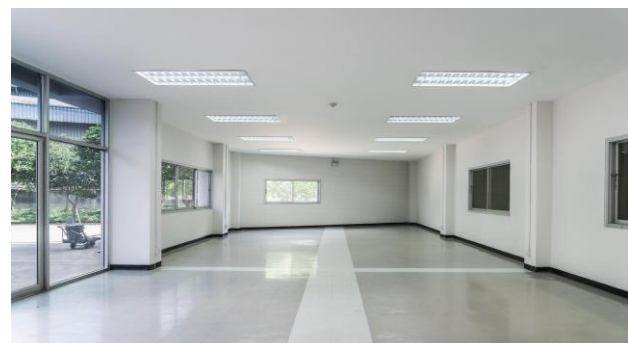
UTILITIES AND SERVICES

Electricity	: Electricity supply of 30 , 50 Amp (3 Phases 4 Wires for factory standard with option to expand) All electricity charges will be paid directly by tenants to M.E.A.
Water	: Standard from Provincial Waterworks Authority.
Telephone	: Direct private telephone from TOT for all possible connections. The installation fee is 5,000 ฿ has to be paid to the landlord.
Fire Protection	: Fire extinguishers, fire alarms, and heat detectors are available.
Security	: 24-hour 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
Facility	: Porto Chino , Central Plaza Mahachai , Esso Petrol Station



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 an option to renew
Deposit	: 4 months of rental (excluding rent in advance 1 month)
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

E-mail : sales@chod.co.th

Website : www.warehousechod.com

TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.

