



# For Sale 8,400 sq.m

## factory in Free Zone

### Contact us

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In Free Zone of Eastern Seaboard Industrial Estate, at the heart of Thailand largest industrial cluster.

**8,400 sq.m factory designed for heavy manufacturing with land for future expansion.**

The subject site is located in Free Zone of ESIE (Eastern Seaboard Industrial Estate), in Pluak Daeng, Rayong. The industrial estate is established in 1994 and had become a home of countless well known automotive manufacturers and other multinational companies. It has high quality infrastructures, including access to Highway No. 331, stable electricity supply, industrial water & waste water treatment facility, communication networks, and so on.

The subject site is 23 Rais of land with 8,400 sq.m factory building in free trade zone. Approximately 12 Rais of concrete yard is available for truck parking or future expansion. The building is designed for heavy manufacturing, including structure that can bear bridge crane and high flood loading capacity. Fire protection system is equipped, including alarm, pipe network, fire cabinet, water storage and pumping system.



# For Sale

## Specifications & Conditions

Land size:	Approx. 23 Rais (3.68 ha) (Dim 300 X 110 m)
Building structure	Standalone building with fence, concrete-structure column designed to support bridge crane (20-30 m column span)
Building area:	Approx. 8,400 sq.m (Dim 70 X 120 m)
Ceiling	Approx. 8 m (clear height)
Floor loading capacity:	3 t/sq.m
Roof:	Metal sheet with insulation
Electricity	Transformer and high voltage power system.
Fire protection	Fire alarm, pipe networks, fire cabinets, water storage and pumping station.
Other facilities	Power generator, 5 sets of 5 tons bridge crane. Spacious concrete yard.
Condition:	Moderate
Asking price	Selling without machine at 214,000,000 Baht excl tax & fee.



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