

CHONBURI PROVINCE, THAILAND

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Air-conditioned 154,944 sq.ft building on 3.06 acres in industrial estate, minutes to Laem Chabang Deep Sea Port.

**Dimensions:**

196.8' x 393.7'

**Construction:**

Reinforce concrete floor; ceiling heights to 10ft. for production area and 32ft. for warehouse area; reinforce concrete columns; painted and plastered brick wall.



**Utilities:**

Power supplied by PEA (Provincial Electricity Authority), water and sewer supplied by the industrial estate.

**Lighting:**

Fluorescent and metal halide

**Sprinkler:**

100% wet sprinkler system

**Office Space:**

19,368 sq.ft. of modern office space

**Air Compressors:**

250,000-300,000 BTU for office area and 7 tons for production area

**Compressed Air:**

Seven 10 hp compressor

**Truck Loading:**

Two docks 13 x 19.50 ft.

**Parking:**

Approximately 25-30 cars

**Zoning:**

Export Promotion Zone

**Previous Use:**

Electronics Assemble

**Restrooms:**

Men's and Women's restrooms throughout facility

**Miscellaneous:**

- Exhaust fans in the production area
- Elevators