



AIRPORT  
110 km



SEAPORT  
130 km



BANGKOK  
140 km



WORKERS  
CENTER



**304 Industrial Park, Thailand**

# Strategic Investment Base



[www.304industrialpark.com](http://www.304industrialpark.com)

# We, 304 Industrial Park

---

304 Industrial Park Co., Ltd. was established in 1994 in Prachinburi province as a premium quality industrial park under “My Green Town” concept. After the great success of the first project, the company has expanded its investment to a second project ‘304 Industrial Park 2’ in Chachoengsao province preparing to serve the expansion of investment, both in national and regional levels, with locational advantages, fully functional infrastructure and facilities, cost advantages, as well as professional assistances to drive our clients for greater performance and efficiency.

## My Green Town has been built on four key aspects. They are;



- **Green-Sustainable Infrastructure and Utility:** such as encouraging using of renewable energy from its on-site power plants, support water conservation by constructing its own 40-million cubic meters reservoir to collect rain water for use throughout the town as well as promoting green community, green built in the town.



- **Happy Living:** to provide Comfortable, Convenient, Safe and Healthy living environment to all of My Green Town’s members, we have emphasized on developing living facilities, both residential and commercial estates, for everyone who comes to work or live in this town.



# We, 304 Industrial Park

---



- **Healthy Environment:** as an industrial community town operator, we have also focused on preventing and minimizing negative impact on the environment. This includes helping to reduce CO2 that supports the mission of the Low Carbon Society, joining Eco Industrial Complex, Green Industry and CSR-DIW campaign.



- **Wealthy Community:** one of our determinations is to taking care of local people we have lived together. We aim to create and support them with a better quality of life, making them self-sufficient by providing job opportunities, short term business opportunities or other means to earn an additional income beside their main jobs.



# **We, 304 Industrial Park**

---

Being an effective member of My Green Town, all of these are designated towards accomplishing investors' need while which co-exists harmoniously with the social and environmental surroundings.

## **304 Industrial Park, Prachinburi**

Established in 1994 and covering a total area of 12,500 Rai in Prachinburi province on highway no.304 from Bangkok towards the North-East part of Thailand. It is well connected to Bangkok's harbor, Suvarnabhumi International Airport and recreational places (Pattaya and Khao Yai National park).

## **304 Industrial Park 2, Chachoengsao**

In 2001, after the success of our first Industrial Park in Prachinburi, our second project; 304 Industrial Park 2, was initiated in Chachooengsao province which occupies 6,000 Rai of land and located only 110 kilometers from Bangkok. The project sits on a major by-pass, which skirts the city offering convenient access to Laem Chabang Seaport. It also has Free Zone area to cater the needs of our diverse customers who might require this facility.



# Why, 304 Industrial Park

## Competitive investment base

- Standing on high land which is 14-20 meters above sea level
- A central hub for transportation by land, sea and air, for both domestic and abroad
- Located among manufacturers of automotive and electronic industries in Thailand and ASEAN
- Accessible routes connecting ASEAN
- A One Stop Service that supports your business for easy and smooth running
- Near large labor source located in the Northeastern province and the AEC

## Lower start up cost

- Cost of Land
- Construction cost of foundation
- Labor cost

## Business success and sustainability

- Unlimited water & power supply
- A balance of working life, residential and leisure
- Your business can proceed steadily and smoothly with the community and the environment continues
- Care for the environment and quality of life seriously



# Why, 304 Industrial Park



## Strategic Investment Base

We understand our customer ultimate goal is to get the maximum return on the Investment. Therefore, our aim is to support you at every stage backed by our most reliable infrastructure and facilities.

- Best suited location driving you for fast and convenient access to strategic points.
- Unlimited water and power supply.
- Lower cost of land situated on a high land.
- Cost of utility prices which reasonable.
- Lower construction cost due to the geological conditions which has high density soil characteristic.
- Centralize logistics hub for transportation by land, sea and air.
- Strategically located among Thailand's major parts manufacturers for automotive and electronic sector and the ASEAN.
- Our One-stop Service center strongly support in fast and hassle free setting and start up your business in Thailand.
- A perfect environmental balance for working life, living and recreation.



## Strategic Location

304 Industrial Park , Prachinburi, is located in the eastern part of the country closely connected to Thailand's strategic highway No. 304 that connects Bangkok to the Northeastern province of Thailand, which is the largest source of labor and agricultural products for the country. Also, it is an important gateway that connects Thailand to its neighboring country such as The Lao People's Democratic Republic and Cambodia. It is a central hub for logistics by land, sea and air, for both domestic and internationally as well as easy access to AEC market.



- Located nearer to strategic places like Bangkok, Suvarnabhumi International Airport, Laem Chabang Seaport, Map-Ta-Put deep seaport and other Industrial Estates.



- Located on highway No.304, which connects Bangkok to the Northeast province.

# Strategic Location



- Set amidst manufacturers of automotive and electronics industries located in the Central and Eastern part of Thailand.

- Located on the Southern Economic Corridor (SEC).

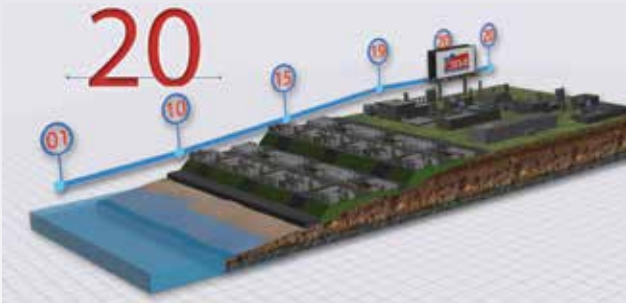


- Situated near large labor source located in the Northeastern province and the AEC.

- Located on productive land with constant and unlimited supply of water.



20 Metres above sea level



- Located on high land makes safe from flooding.



# Infrastructure & Utility

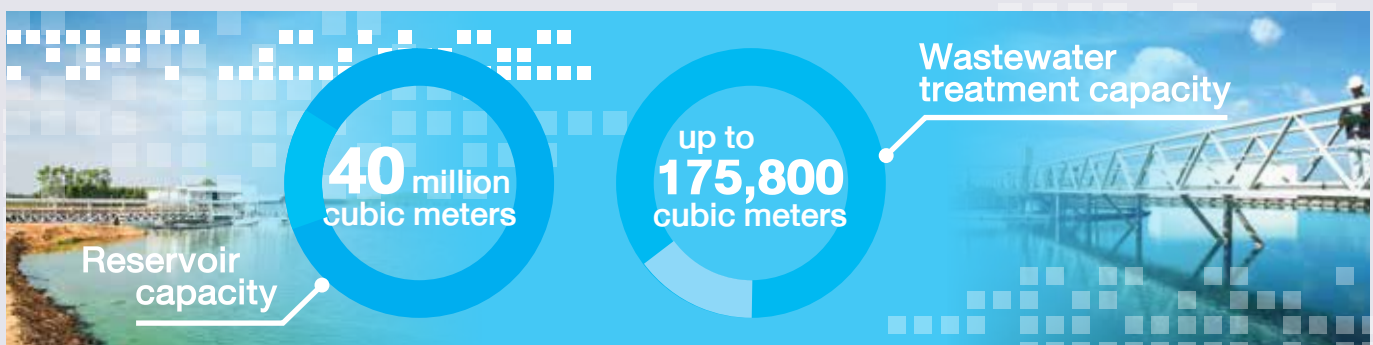
## Power supply

- On site power plants equipped with the latest technology.
- Ability to provide up to 670 MW of electricity to factories within the industrial park.
- Surplus electricity to supply to the National Grid.
- Stable and un-interrupted electricity supply.
- Power protection with backup power supply.



## Water supply

- A huge man made reservoir with capacity of 40 million cubic meters.
- Able to produce industrial grade water up to 320,000 cubic meters / day.
- Supported by an excellent water management system to supply with sufficient water throughout the year.
- Our wastewater treatment system is in compliance with the Industrial law, with a capacity to treat wastewater up to 175,800 cubic meters / day.



# Infrastructure & Utility

## Infrastructure

- **Road:** Reinforced concrete
- **Rain water drainage:** Flood protection V-Ditched pipe.
- **Solid soil:** Soil with density of 20-60 tones /m<sup>2</sup> load. Capable of supporting buildings and heavy machinery and help in reducing construction cost of the foundation.
- **Security:** 24/7 support system through CCTV cameras and security guard.
- **Fire Protection:** 24 hour-standby fire station within the industrial park. High pressure piping systems.



# One-stop service



To obtain the privilege certificate from BOI, Thailand. (BOI Application)



Application for land ownership licenses



Application for Industrial operating licenses



Expatriate work permit



Legal consultancy



Company registration



Customs clearing for machinery and service



Recruitment consultancy



Logistic services



Security and house keeping service



# Township in My Green Town

## Facility

304 Industrial Park understands the requirements of our valued customers and realize that it all begins from the quality of life. Thus, at 304 industrial park, we have developed projects with high quality utilities and services in all our residential and commercial areas to cater for a better quality living.



## Residential zone

Because we care about our customer's quality of living, our residential areas are planned and designed in harmony with nature to have a better environment and beautiful surrounding. Whether it's a house or an apartment, we are committed to fully support the requirements of the residents ranging from investors, businessmen to employees at various levels.



# Township in My Green Town

---

- Single housing 800 units
- Town house and apartments 3,000 units
- Workers residence 3,000 units
- Service apartments 500 units
- Hotels 500 units
- Condominium 500 units

## Commercial zone

304 Industrial Park commercial areas have variety of modern amenities such as supermarkets, international restaurants, bars/club (karaoke), golf driving range, fitness center, swimming pool, tennis courts, large banquet halls and many more exclusively to support our valued customers for quality of living and recreation

## Attractions

- National Park Khao-Yai
- Pattaya
- Bangkok





## 304 Industrial Park ,Thailand

**HEAD OFFICE**

106 Moo 7 Thatoom, Srimahaphote, Prachinburi 25140

**Email:** [info@304industrialpark.com](mailto:info@304industrialpark.com)

**Sales Department :** +668 1304 3041



**TOSHIBA**  
Leading Innovation >>>

**Canon**

**Western Digital**

**NOVENTA**

**EMERSON**

**BJCCellox**

**DSST**

**CMKT**

**ALPHA**

**KOTTO**

**Kubota**

**DARAMIC**  
A POKYON Group

**UACJ**

**TOYOTETSU**

**TRIX**

**MUSASHI**

