

JIUHERTHAI COMPANY LIMITED

JHT Free Zone

Bonded Industrial Park, Chonburi, Thailand

25 km
to Laem Chabang Port

114 km
to Suvarnabhumi Airport

120 km
to central Bangkok

THE PARK

Park Overview

JHT Free Zone is a bonded industrial park in Chonburi, at the heart of Thailand's Eastern Economic Corridor (EEC), close to Laem Chabang, the country's largest port. We offer bonded factory leasing, processing and re-export, logistics and customs clearance, and full set-up support for tenants.

Chonburi, Eastern Economic Corridor

Modern factories inside a bonded zone

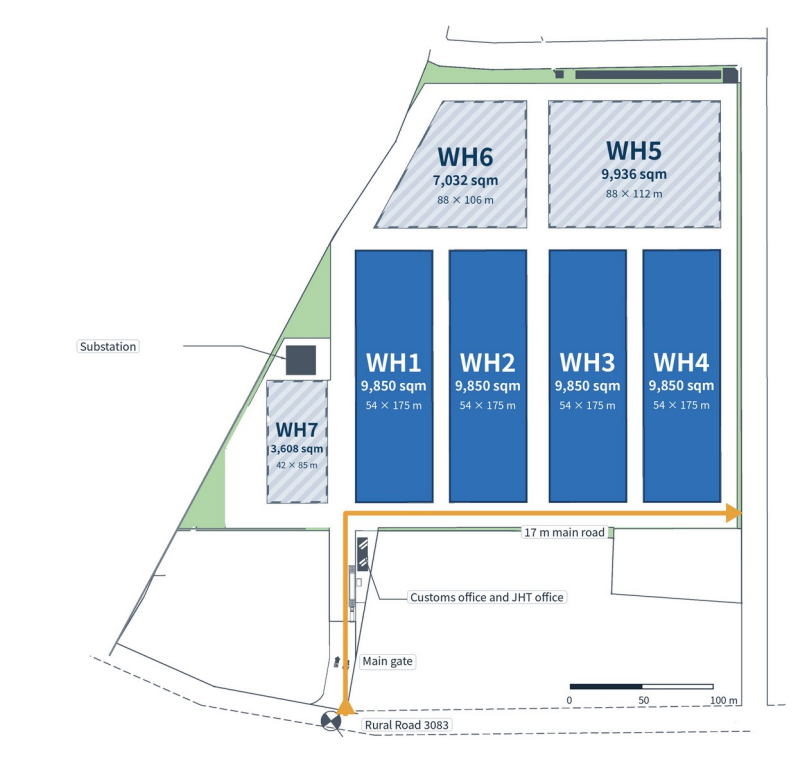
One-stop licensing, customs and staffing



Facility Specifications

Total land area	61.95 rai (99,120 sqm)	**Main road**	17 m, container-truck access
Total building area	59,976 sqm	**Power**	Own transformer per building
Buildings	7 (4 existing, 3 planned)	**Water supply**	2,000 m^3/day
Unit sizes	From 1,970 sqm, divided to suit	**Wastewater**	1,600 m^3/day

Site Plan



Existing

WH1	9,850 sqm
WH2	9,850 sqm
WH3	9,850 sqm
WH4	9,850 sqm

Planned

WH5	9,936 sqm
WH6	7,032 sqm
WH7	3,608 sqm

Total 59,976 sqm

Land 61.95 rai

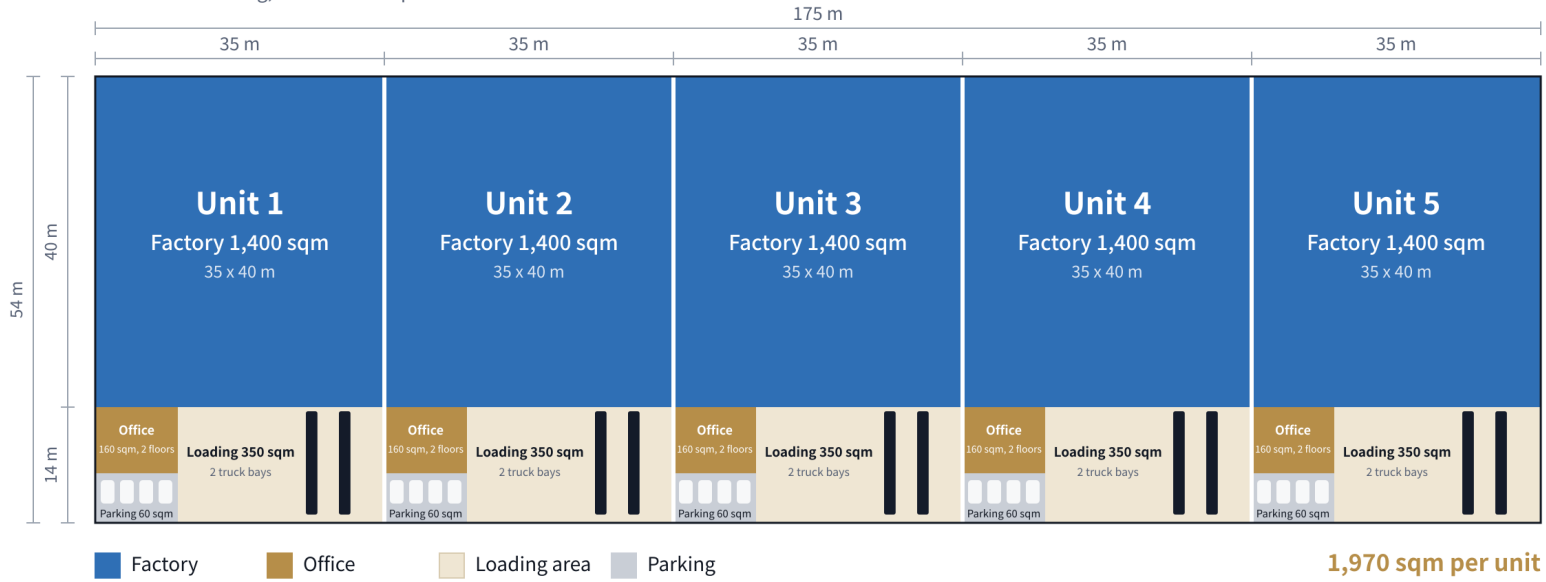
Truck route

WH5 to WH7 completion dates to be confirmed

Flexible Unit Sizes

Unit Layout for WH1 to WH4

54 x 175 m building, divided into up to 5 units that can be combined



1,970 sqm per unit

7 m column span. Redrawn from drawing A-06; units are divided to suit each tenant.

Location

Located in Khao Khansong, Si Racha, Chonburi, in the core of the EEC, with direct Motorway 7 access to Bangkok and the port.

25 km
Laem Chabang Port
Thailand's largest deep-sea port

114 km
Suvarnabhumi Airport
Bangkok's main international cargo hub

120 km
Central Bangkok
Direct via Motorway 7



Why Thailand

ASEAN's #2 economy

Central location in ASEAN, a stable society and an open business environment make Thailand a top destination for foreign investment.

Zero tariffs in ASEAN

Thai-made goods enter ASEAN member states duty-free, giving tenants easy access to regional markets.

BOI incentives

We handle Board of Investment (BOI) applications. Eligible companies can receive corporate income tax exemptions and other incentives.

Who We Serve

Manufacturers moving from China

EV and electronics suppliers needing 2,000 to 10,000 sqm of ready-built space without buying land.

Cross-border e-commerce

Thailand ended its low-value import exemption in 2026, so sellers are moving stock into bonded space in Thailand.

Agricultural consolidation

Durian and fruit exporters need sorting, packing and consolidation space near the port in peak season.

Main Business



Bonded factory leasing

From 1,970 sqm, divided to suit



Processing and re-export

Process and pack in bond, then export



Project partnerships

Joint development with investors



Logistics and customs

Clearance and trucking to port



Land and factory sales

Land plots or whole buildings



Serviced business building

Rooms and offices for managers

Licensing and Permits

01 **Company registration**

02 **Factory operating licence**

03 **Environmental impact assessment**

04 **Food production licence**

05 **Thai product certification**

06 **Machinery and material imports**

07 **BOI promotion certificate**

08 **Other special permits**



One-Stop Operating Support

With years on the ground in Thailand, we handle local processes so tenants can focus on production.

Recruitment

Local and foreign workers, work permits

Visas and legal advice

Visas, work permits and legal support

Transport

Trucking to the port and airports

Customs clearance

Import, export and bonded reconciliation

Tax and accounting

Thai tax filings and bookkeeping

Security and cleaning

Day-to-day park security and cleaning

Utilities

Power

~6 THB/kWh

Independent transformer for every factory

Water

2,000 m^3/day

On-site storage, above the 7 m^3/rai/day standard
Tap ~32 THB/m^3, industrial 12 to 16 THB/m^3, well ~10 THB/m^3

Wastewater

1,600 m^3/day

On-site treatment plant sized at 80% of water supply

Telecoms

Broadband

High-speed internet from Thai telecom operators

INFRASTRUCTURE

Security and Amenities

24-hour security

Patrols and central CCTV across the park

Healthcare

Government hospitals nearby

Staff dormitories

On-site dormitories in the bonded zone

Executive housing

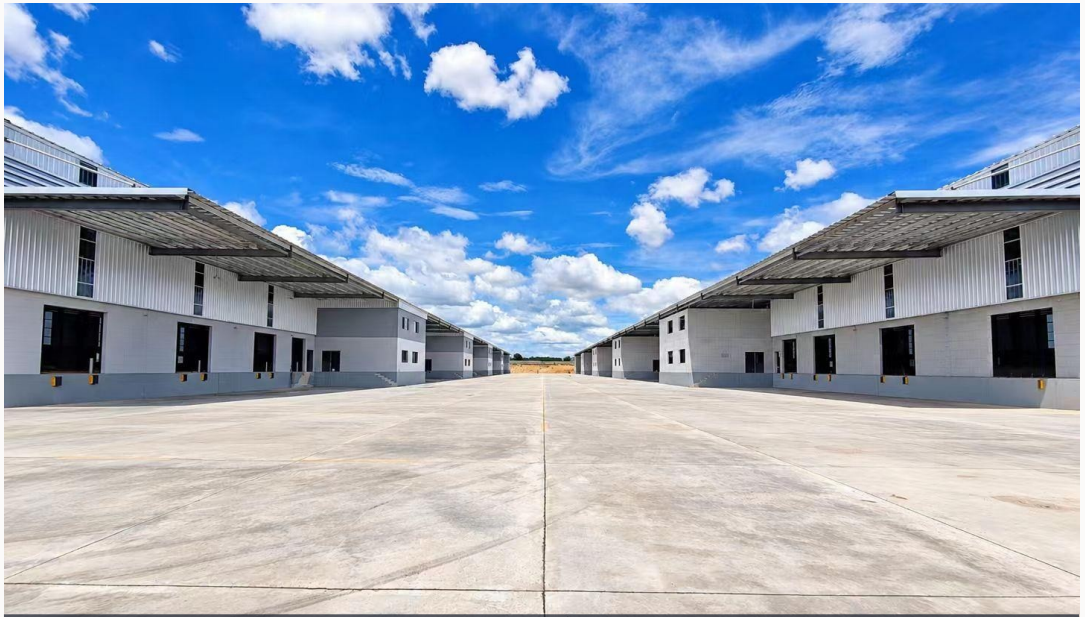
Serviced business building for managers

Shops and dining

Chinese restaurant, 7-Eleven, Café Amazon



Site Photos



Main factory avenue



Bonded zone gate under Thai Customs



Standard factory unit



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