

**CONFIDENTIAL**



## Manufacturing Facility

## Opportunity

First Philippine Industrial Park,  
Tanauan, Batangas



# Executive Summary

The asset is a 19.5-hectare manufacturing facility located within the PEZA-registered First Philippine Industrial Park in Tanauan City, Batangas, providing access to the CALABARZON manufacturing corridor. It comprises 84,000 sq.m. across three buildings with 21 loading docks and is held under a fully prepaid leasehold until 2062 with an option to convert to freehold.



## Key Facts

### Land Area

19.5 hectares  
**(195,077 sq.m.)**

### Total Gross Floor Area

84,000 sq.m.  
**(3 buildings)**

### Tenure & Zoning

PEZA-registered | I-1 Zoning  
**Fully prepaid leasehold to 2062**

### Industrial Ecosystem

153 locators  
**Electronics, Automotive, Precision**



# Industrial Park Profile

First Philippine Industrial Park (FPIP) is a PEZA-registered industrial estate established in 1996, spanning approximately 600 hectares in the CALABARZON region. The park hosts 153 export-oriented locators, employs around 70,000 workers, and generates approximately US\$2.3 billion in annual exports, supported by centralized utilities, a 115kV power substation, flood-free infrastructure, and proximity to Metro Manila, major ports, airports, and South Luzon Expressway (SLEX).

## Features and Amenities

**Strategic Location:** Situated 52 km from Metro Manila, with excellent access to major trade gateways, including Manila Port, Ninoy Aquino International Airport, and Batangas Port.

**World Class Infrastructure:** Offers best-in-class infrastructure and utilities with high reliability, including flood-free concrete road networks, competitive industrial water services, and high-speed data transmission.

**Reliable Power Supply:** Features a 115kV high voltage system with an onsite substation, ensuring consistent power for operations.

**Industry-Leading Park Management:** Provides dedicated engineering and technical staff, on-hand emergency services, and government liaison services.

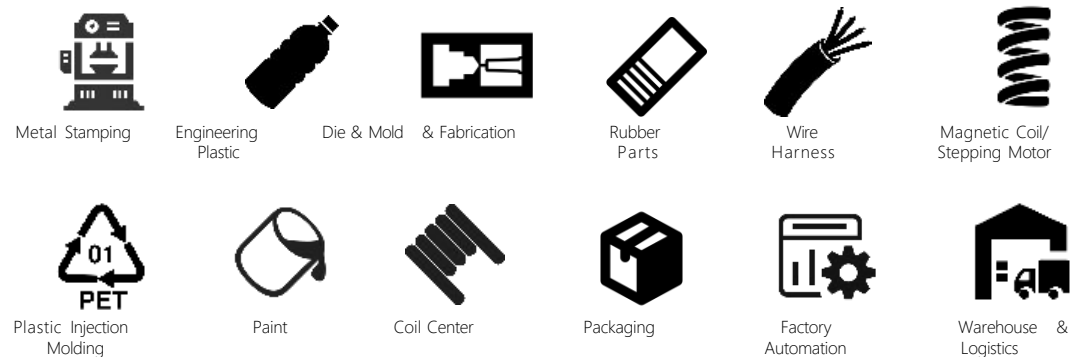
**Access to Skilled Labor:** Located in a region with numerous higher education institutions, ensuring a steady supply of qualified workers.

**Commitment to Sustainability:** Incorporates renewable energy solutions, green building designs, and environmental stewardship practices.

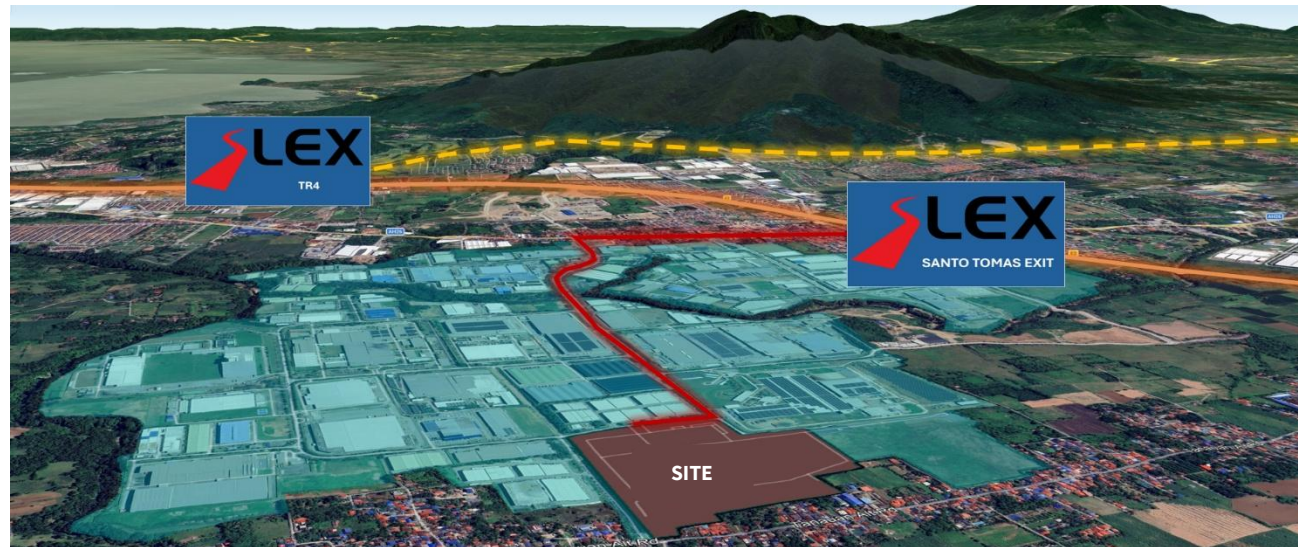
## Internationally-recognized locators



## Wide-range of Industries



# Location Overview



LANDMARKS	DISTANCE	TRAVEL TIME	ESTIMATED TOLL (CLASS 3) IN PHP
Ninoy Aquino International Airport	50 km	1h 45m – 2h 15m	481.00
Makati	53 km	1h 30m – 2h 00m	481.00
Port of Manila	62 km	2h 15m – 2h 45m	481.00
Port of Batangas	49 km	1h 00m – 1h 30m	337.00

# Property Highlights



<b>Location</b>	First Philippine Industrial Park. Tanauan, Batangas
<b>Lot Area</b>	195,077 sq.m.
<b>Total GFA</b>	84,000 sq.m.
<b>Buildings</b>	Administration (15,000 sq.m.) Assembly (43,000 sq.m.) Production (26,000 sq.m.)

<b>Number of Floors</b>	Two (2)
<b>Loading Docks</b>	21 elevated, 15 for receiving and 5 for finished
<b>Year Built</b>	2013
<b>Ownership</b>	50-year prepaid leasehold (2012-2062) with option to purchase
<b>Zoning</b>	Industrial-1 Zone (I1-Z)

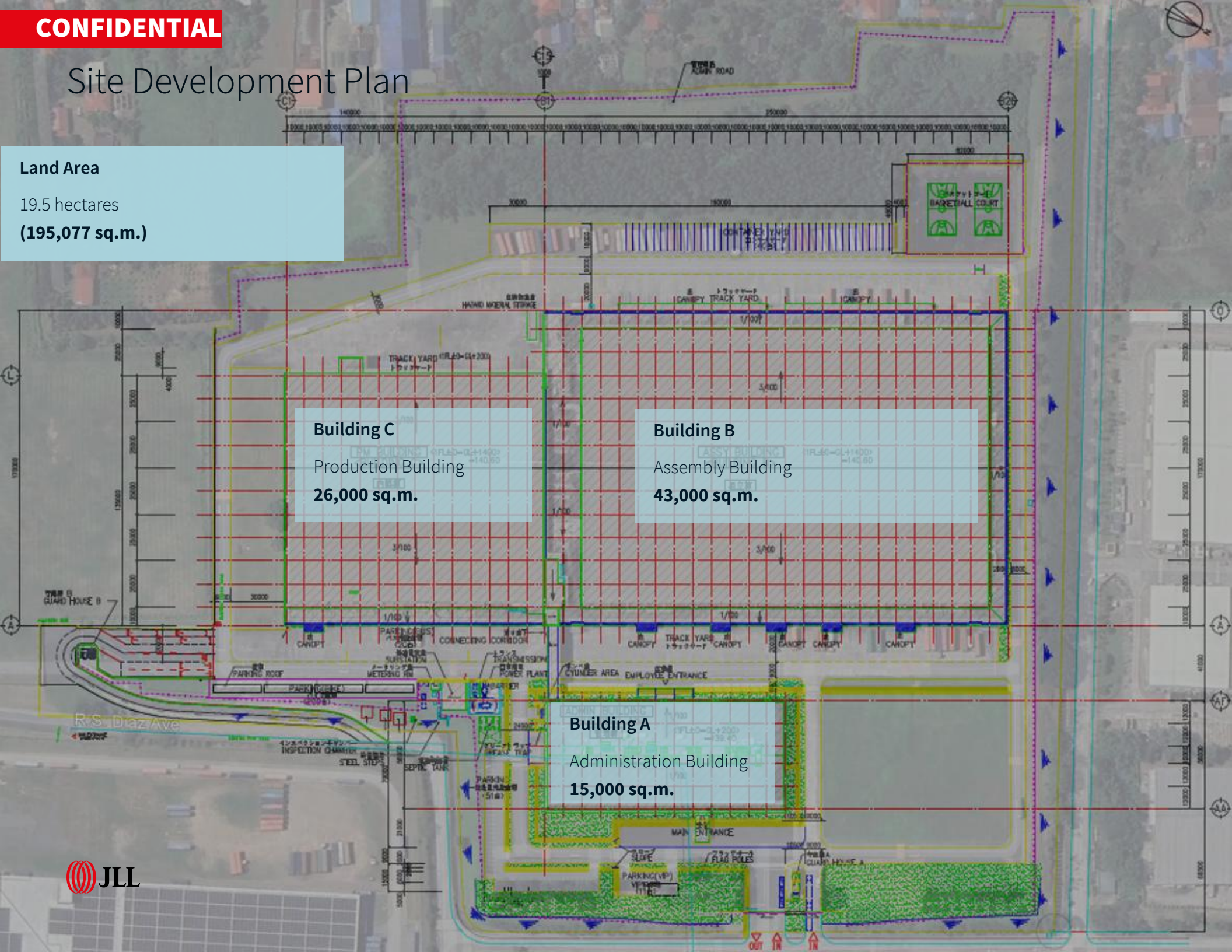
# Site Development Plan

**Land Area**  
19.5 hectares  
(195,077 sq.m.)

**Building C**  
Production Building  
**26,000 sq.m.**

**Building B**  
Assembly Building  
**43,000 sq.m.**

**Building A**  
Administration Building  
**15,000 sq.m.**



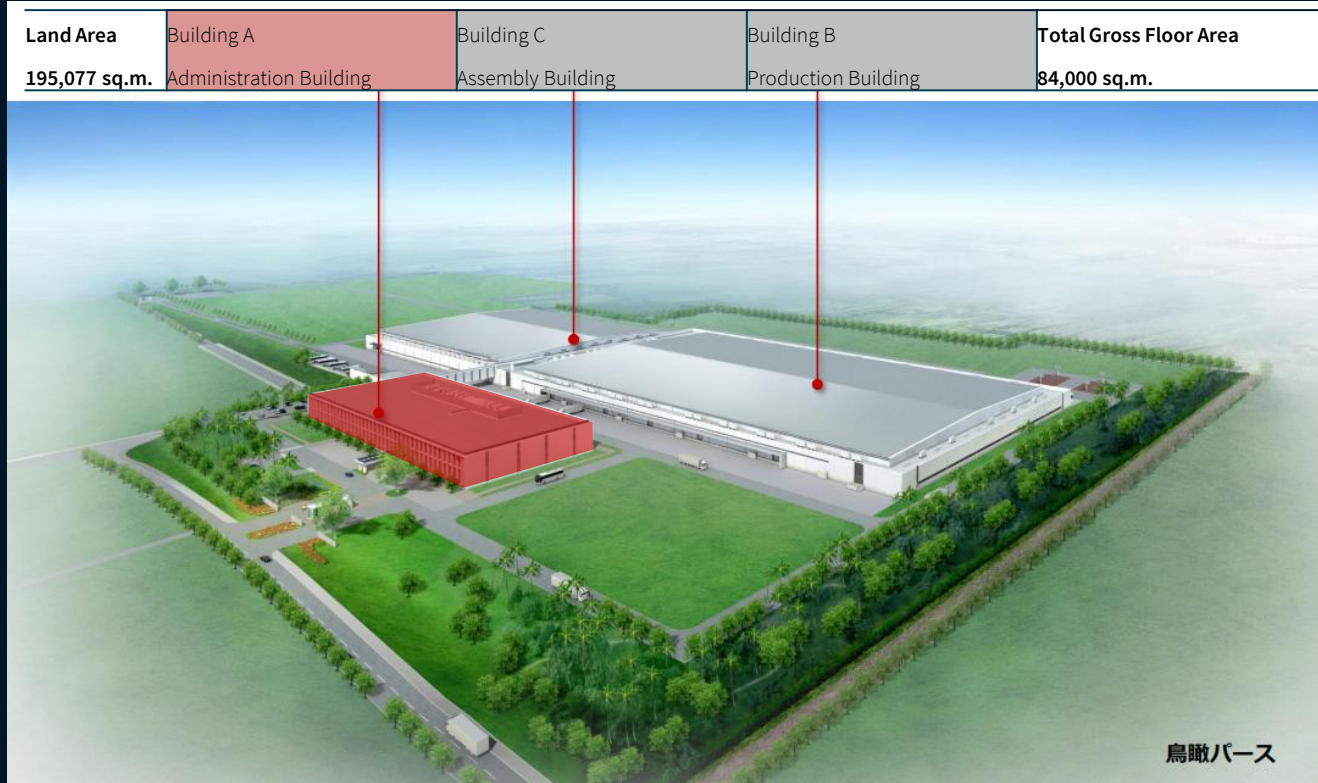
# Facility Details

Building A, identified as the Administration Building, is a two-storey office structure. The building's construction primarily consists of reinforced concrete with a glass curtain wall system forming the exterior facade. The interior is finished to a standard commercial office specification.

Total Gross Floor Area: 15,000 sq.m.

Year of Construction: 2013

# Building A



# Facility Details

Building B, identified as the Assembly Building, is a single-storey warehouse structure with high ceilings. The building's construction primarily consists of reinforced concrete foundations and floors, with a heavy-duty steel frame and galvanized iron (GI) sheet roofing and walls.

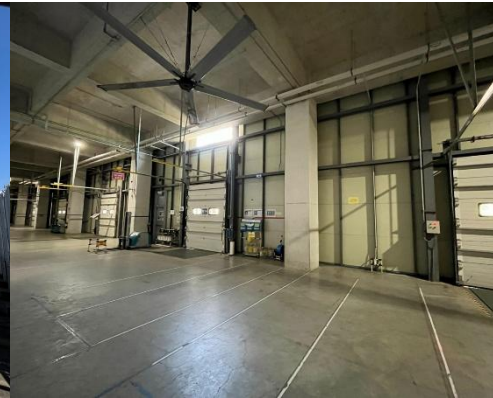
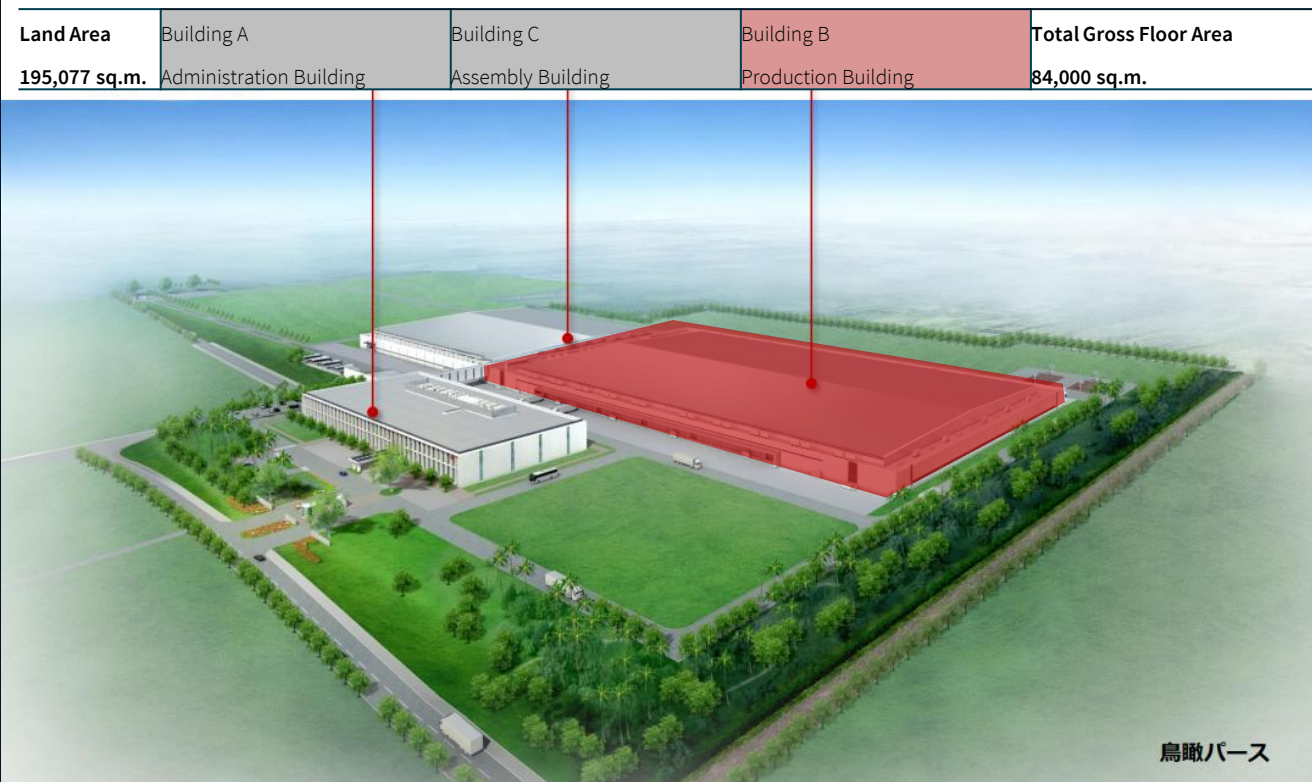
Key features include:

- 16 loading docks for receiving materials
- 5 loading docks for finished products
- Equipped with efficient fire protection measures (fire shutter doors, sprinkler system and smoke extraction system)

Total Gross Floor Area: 43,000 sq.m.

Year of Construction: 2013

# Building B



# Facility Details

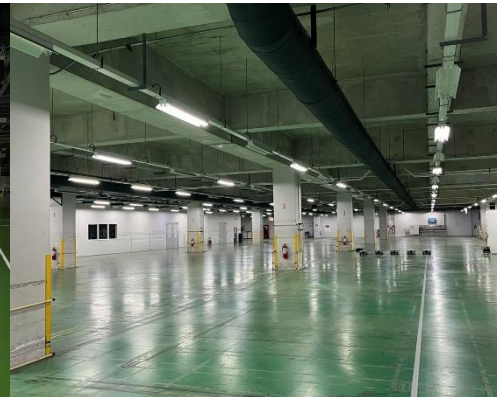
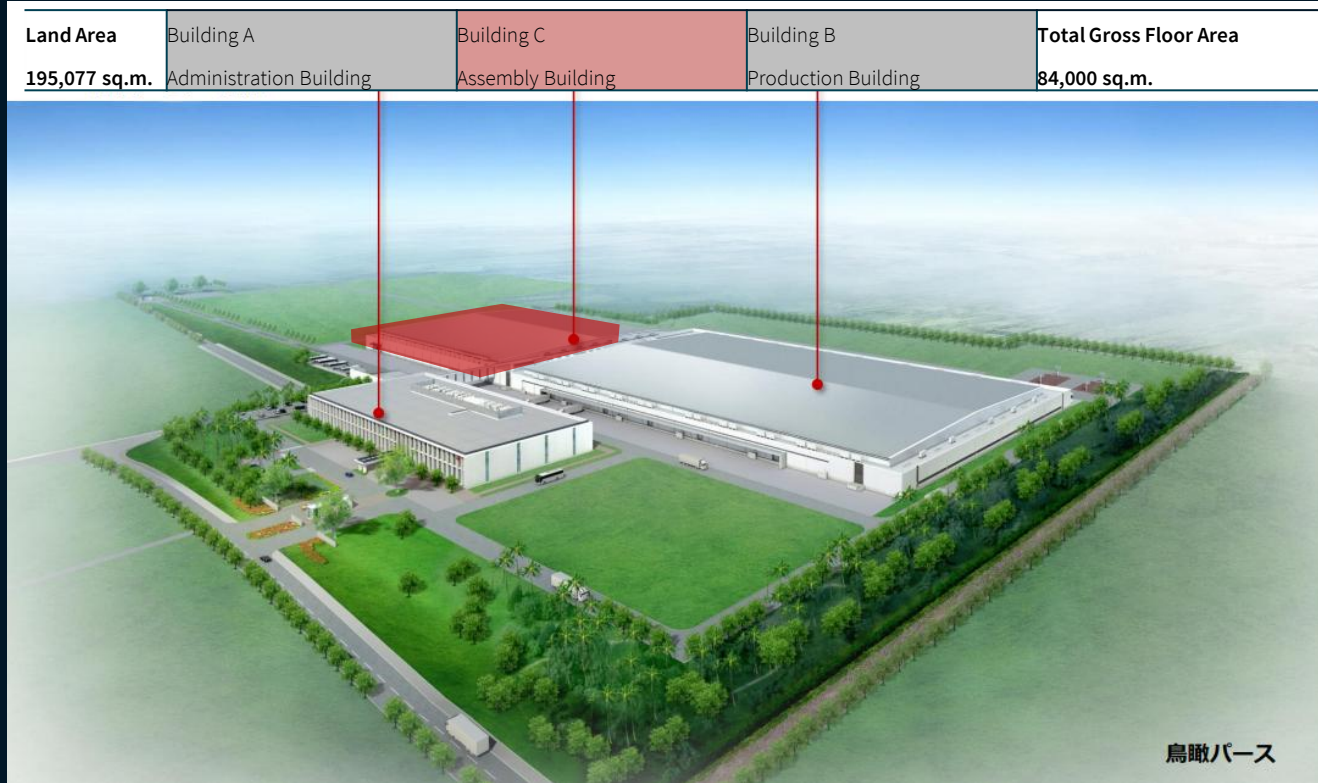
Building C, identified as the In-house Production Building, is a two-storey warehouse and office structure. The building's construction primarily consists of reinforced concrete with heavy duty steel frame and GI Sheets.

The ground floor is fitted with industrial cranes and machineries that are utilized for plastic molding while the second floor is finished to a standard office specification.

Total Gross Floor Area: 26,000 sq.m.

Year of Construction: 2013

# Building C





# Thank you

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