

FOR SALE

FIRST PHILIPPINE INDUSTRIAL PARK (FPIP)

Barangay Sta. Anastacia, Sto. Tomas
Batangas, 4234 Philippines

Manufacturing Facility

86,456 sqm lot area

43,000 sqm GFA



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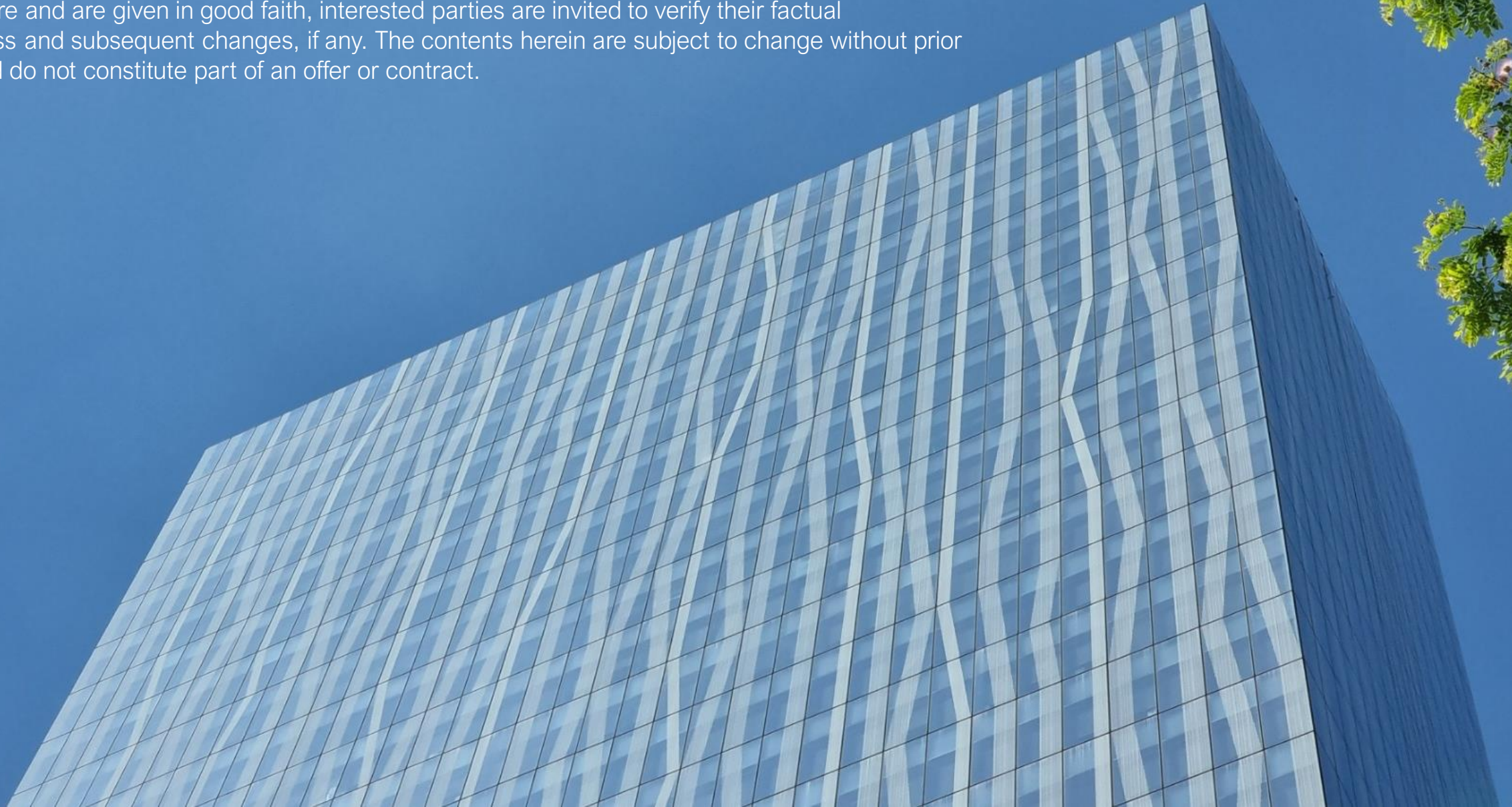
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No representation is being made herein. The particulars, details, visuals and financials shown herein are intended to give a general idea of the project and as such not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract.





Executive Summary

Maxon Solar Technologies is disposing of its Fab 2 factory (“Property”) located inside the First Philippine Industrial Park (FPIP) in Sto. Tomas, Batangas. The sale is inclusive of the land, improvements, and select machinery and equipment (the list may be provided upon request). Constructed in 2008, the Property consists of approximately 43,000 square meters of manufacturing and ancillary space situated upon an 86,456 square meter lot. The Property was used as a solar cell fabrication plant until 2016 when it ceased operations, however, the base building systems have been closely maintained since.

The total GFA is broken down as follows:

Manufacturing building	-	32,172 sqm
Office building	-	4,824 sqm
Utility building	-	3,312 sqm
Wastewater treatment plant	-	2,270 sqm
RODI plant	-	1,126 sqm
Gas pad	-	1,554 sqm
Chiller/genset/chemical warehouse	-	33,324 sqm
Hazardous waste building	-	150 sqm
Solar carports and guard house	-	176 sqm

Maintenance work (Feb 2024) was recently performed on the roof and backup power systems.

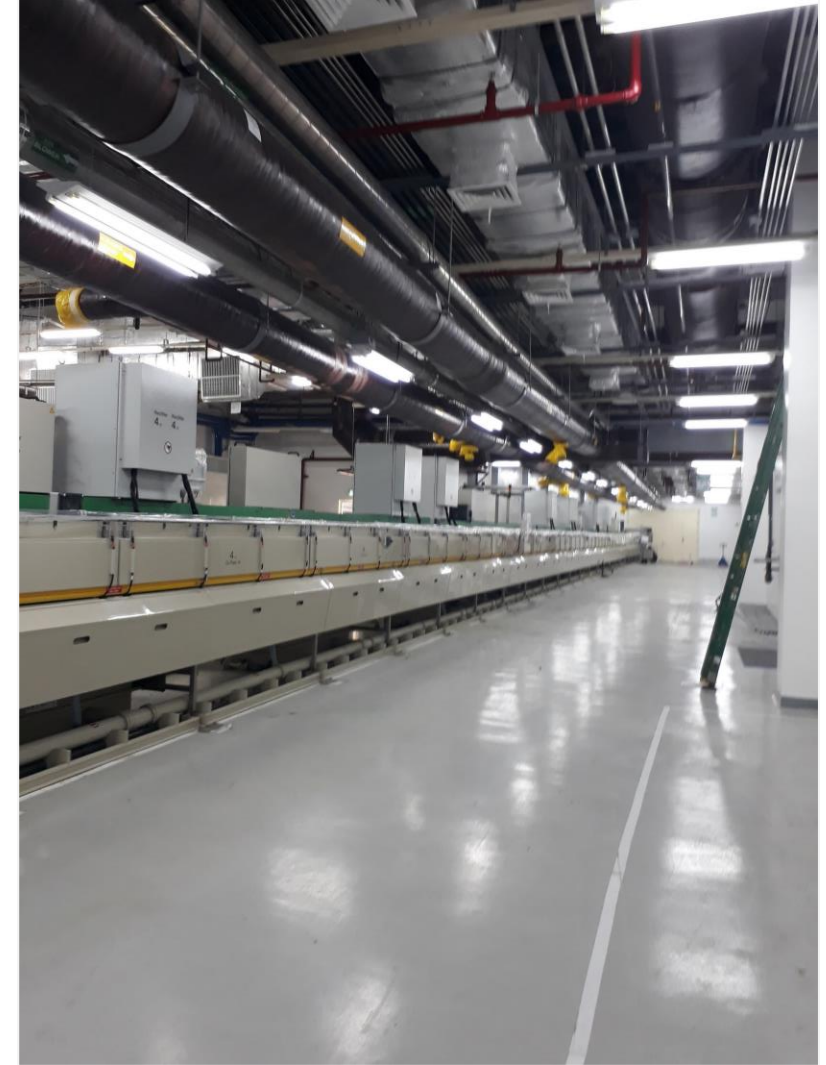
Investment Highlights

PROPERTY SUMMARY

ADDRESS	3rd Street, First Philippine Industrial Park, Sto. Tomas, Batangas
LOT AREA	86,456 sqm
Total GFA	43,000 sqm
TCT NO.	Lot 1-B = T - 132527 Lot 12 = T - 117960 Lot 11 = T - 182528
PREVIOUS USE	Solar cell fabrication plant
FACILITIES IMPROVEMENTS	Manufacturing Building Office Building Utility Building Wastewater Treatment Plant Hazardous Waste Building Gas Pad Chiller/Genset/Chemical Warehouse Solar Carports
MODE OF SALE	Sealed bidding
MINIMUM BID PRICE	No floor price has been set as of this time
EXPRESSIONS OF INTEREST DUE	June 6, 2024



Property Photos



Site Development Plan



Location Overview



Locators Overview



ACCESSIBILITY

Manila Port

- 61 km
- 60 mins

NAIA (Airport)

- 49 km
- 40 mins

Batangas Port

- 48 km
- 35 mins



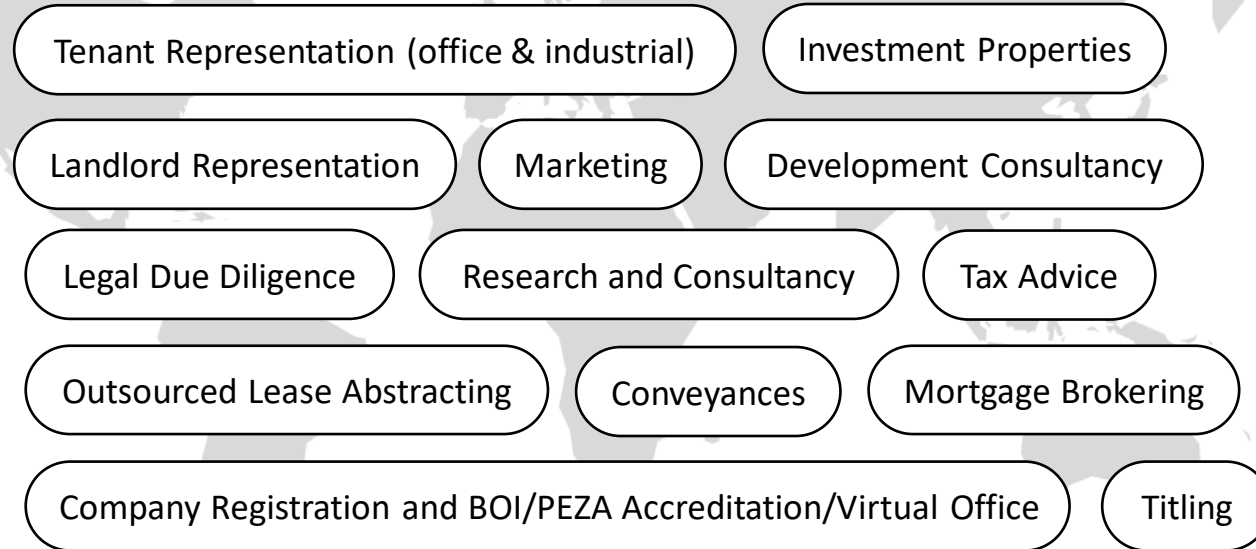
South Luzon Expressway (SLEX)

Cavite-Laguna Expressway (CALAX)

First Philippine Industrial Park
INTERCONNECTED ADVANTAGE

South Luzon Expressway Toll Road IV (SLEX TR-4)

We identify optimal real estate solutions to support your overall **business goals.**



Locally Owned. Globally Connected

