

D O N G N A I

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Nhon Trach
District, Dong
Nai Province



Unit Sizes

2,760 - 4,002 m²
Including office



Total project area

32,811
m²



Total leasable area

20,740
m²



Established

2008



Lease Term

2058

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

20,740
m²



Min. Lease term

03
Years



Lease price

US\$4.2
/m²/quarterly
payment



Deposit

06
Months rent



Management fee

\$0.1
/m/month



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.032
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

40
Km



TSN Airport

48
Km



Cat Lai Port

34
Km



Long Thanh Highway

03
Km

OTHER



Loading capacity

3t
/m²



Ceiling height

7
m



Telecommunications

VNPT, Viettel

SUMMARY

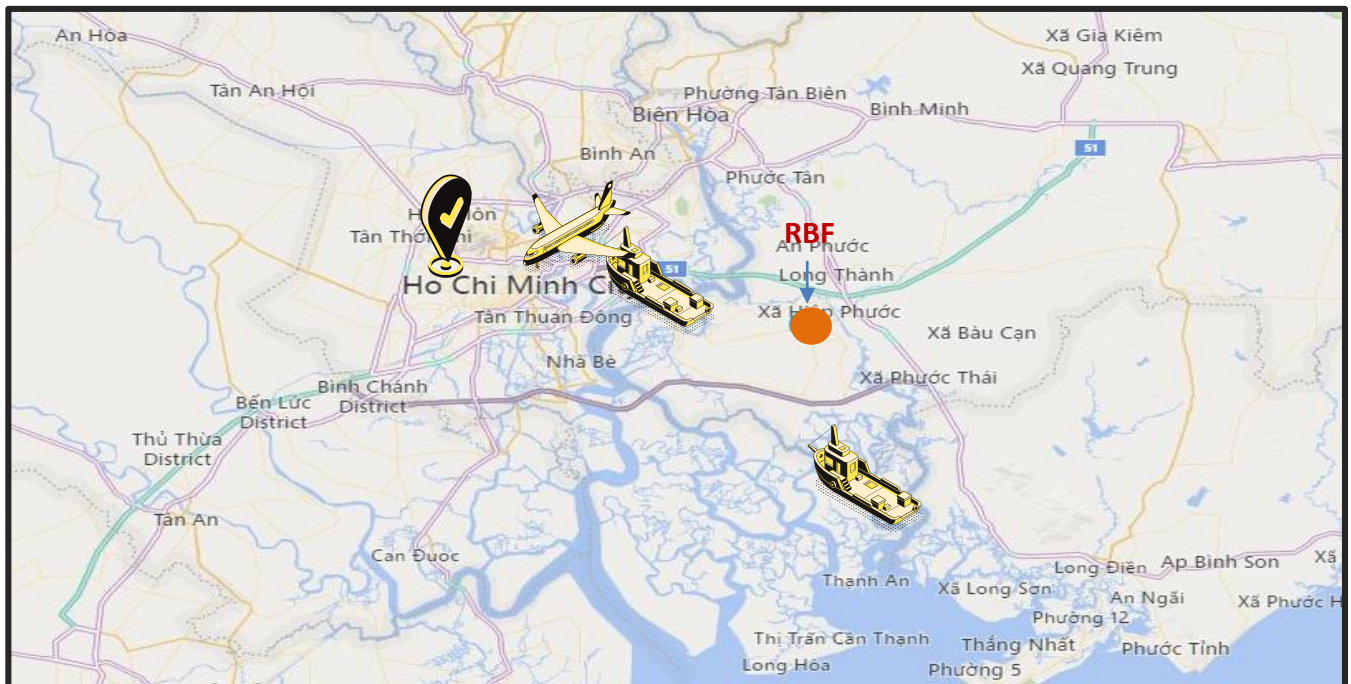
Description

A quality and organized ready-built-factory (RBF) located within green-clean industrial park with full completed infrastructure system. The RBF system suit for light industries such as food & beverages, electronics, metal and high-tech industries.

Location

Strategically location in the key economic region of Southern Vietnam, connecting direct to HCMC through Long Thanh highway; traffic system and main southern sea ports.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
40 km/ 60 minutes

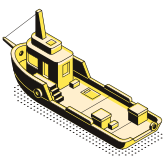
Airways



Tan Son Nhat Airport
48 km/ 1 hour 15 minutes

Long Thanh Airport
26 km/ 42 minutes

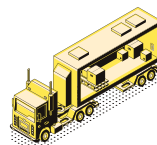
Seaport



Cat Lai Terminal
34 km/ 55 minutes

Cai Mep Port
25km/ 46 minutes

Roadway



National Road No. 51
1 km/ 5 minutes

HCM-Long Thanh-Dau Giay
3 km/ 10 minutes

INFRASTRUCTURE



Power Supply

EVN power sources
250kV



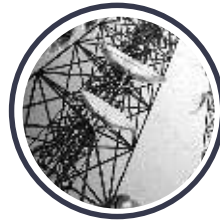
Water Supply

Capacity of water
supply: 15,000m³/day



Waste Treatment

Capacity of waste
water: 4,000m³/day



Telecommunications

VNPT, Viettel, FPT
ADSL (8MB/s)



Internal Roads

- Main road width: 30-35m
- Sub-road width: 15m – 20m



Dormitories

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UNIQUE ADVANTAGES

01

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Cooperation income tax is 20%

02

One-stop services

03

Developer support with IRC, ERC, construction cert., legal Services.

04

Developer support with HR, recruitment and onboarding, and training.

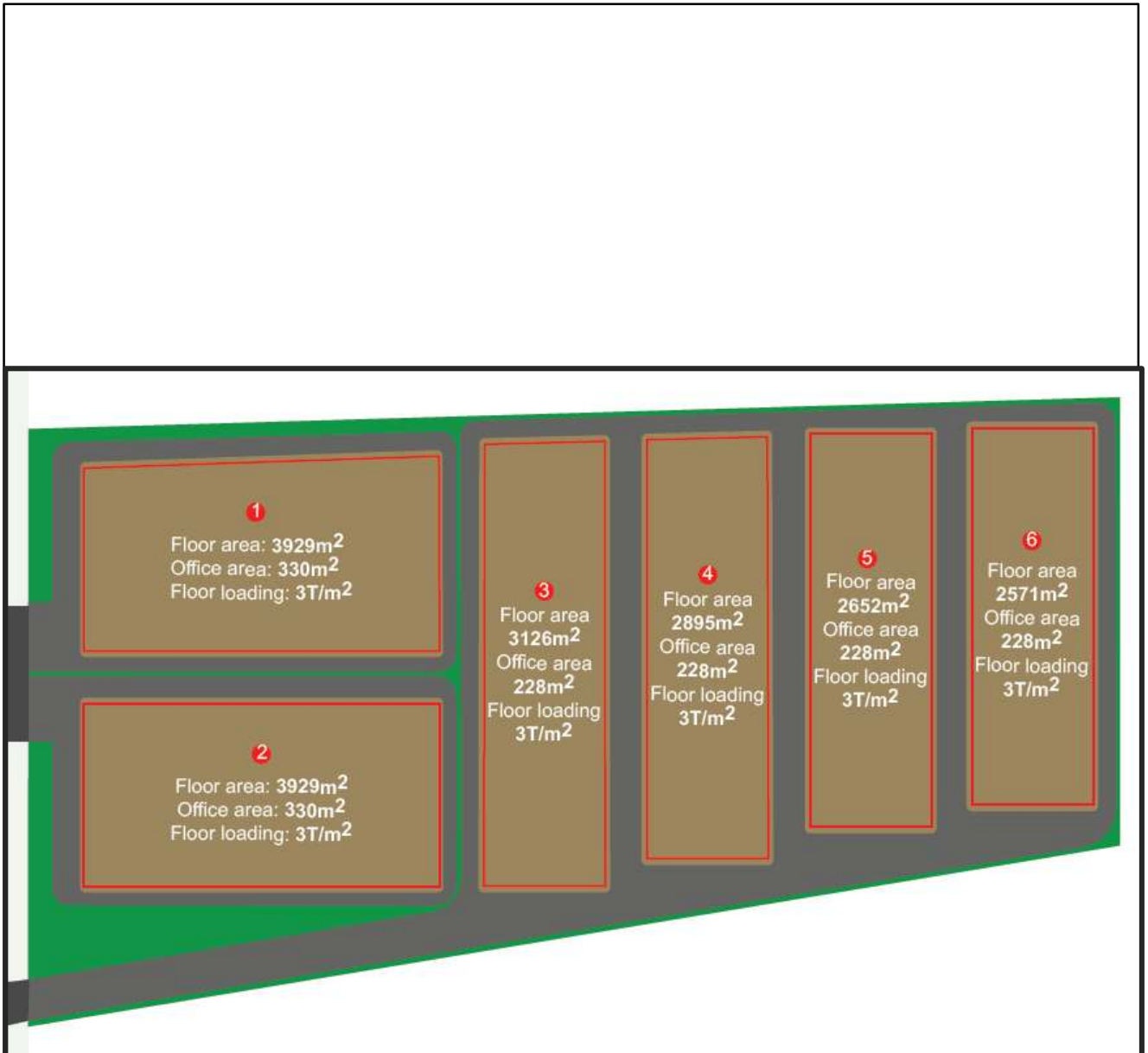
05

Neighboring HCMC and Phu Mu Hung Urban area with many modern urban amenities.

06

Flexible payment policy
24/7 triple-layered security system.

MASTERPLAN



PHOTOS



Expressions of Interest relating to the property should be directed to Savills Vietnam



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