

H A I D U O N G

FACTORY FOR LEASE

CONFIDENTIAL

Sep 2020

EXECUTIVE SUMMARY – HAI DUONG

savills



Location

Cam Giang
District,
Hai Duong
Province



Unit Sizes

1200 m²



Total project area

8.2
ha



Total leasable area

4.5
ha



Established

2019



Lease Term

2058

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

5,000
m²



Min. Lease term

03
Years



Lease price

\$4.5
/m²/month



Deposit

06
Months rent



Management fee

Included in
lease price



Water supply fee

\$0.63
/m³



Waste-water fee

\$0.25
/m³



Electricity fee

\$0.068
/kWh

ACCESSIBILITY



Hanoi CBD

52
Km



Noi Bai Airport

62
Km



Hai Phong Port

61
Km



Highway 05

0.5
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

7.5
m



Safety and Security

24/7 security with
CCTV, fence and
security booth

SUMMARY

Description

The best-in-class ready-built factories from Vietnam's leading for-rent industrial developer. They provide industrial factory rent with high quality inside industrial park, focusing on furniture, electronics, electrical, foodstuff, manufacturing, pharmaceuticals, precision engineering, die-casting...

Location

Located in Hai Duong City with easy access to both Hanoi and Hai Phong, direct access to Hanoi - Hai Phong Highway.

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD – 52 km/ 75 mins

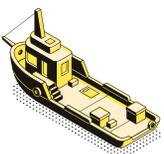
Hai Duong City – 18 km/ 27 mins

Airways



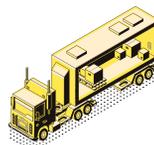
Noi Bai Airport – 62 km/ 90 mins

Seaport



Hai Phong Seaport – 61 km/ 90 mins

Roadway



Hanoi – Hai Phong Highway

Road No 5 – 500 m/ 2 mins

INFRASTRUCTURE



Power Supply

Stable Power Supply:
96 - 333 KVA/factory



Water Supply

- Water supply piping system for toilet
- Water meter: D42
- Pressure: 1.5 Bar, Flow rate: 20 m3/h
- Pressure tanks: 500 liter



Waste Treatment

Only septic tank
Connected to
wastewater drainage
system in IP



Telecommunications

Telecommunication by VNPT.
Internet cable and phone lines:
connection points are installed
up to each individual factory
unit



Internal Roads

Capacity of H30
About 27% land area



Facilities

Car & motorcycle
sidewalk parking

UNIQUE ADVANTAGES

01

Strategic location with
convenient access to both
Hanoi and Hai Phong, direct
access to Hanoi - Hai Phong
Highway

02

Competitive employment
costs (region 3 minimum
wage)

03

Hassle-free business setup
thanks to developer's strong
connections with the local
authorities

04

Presence of mature
neighboring industries:
Canon, Huyndai, Daikin, Ford

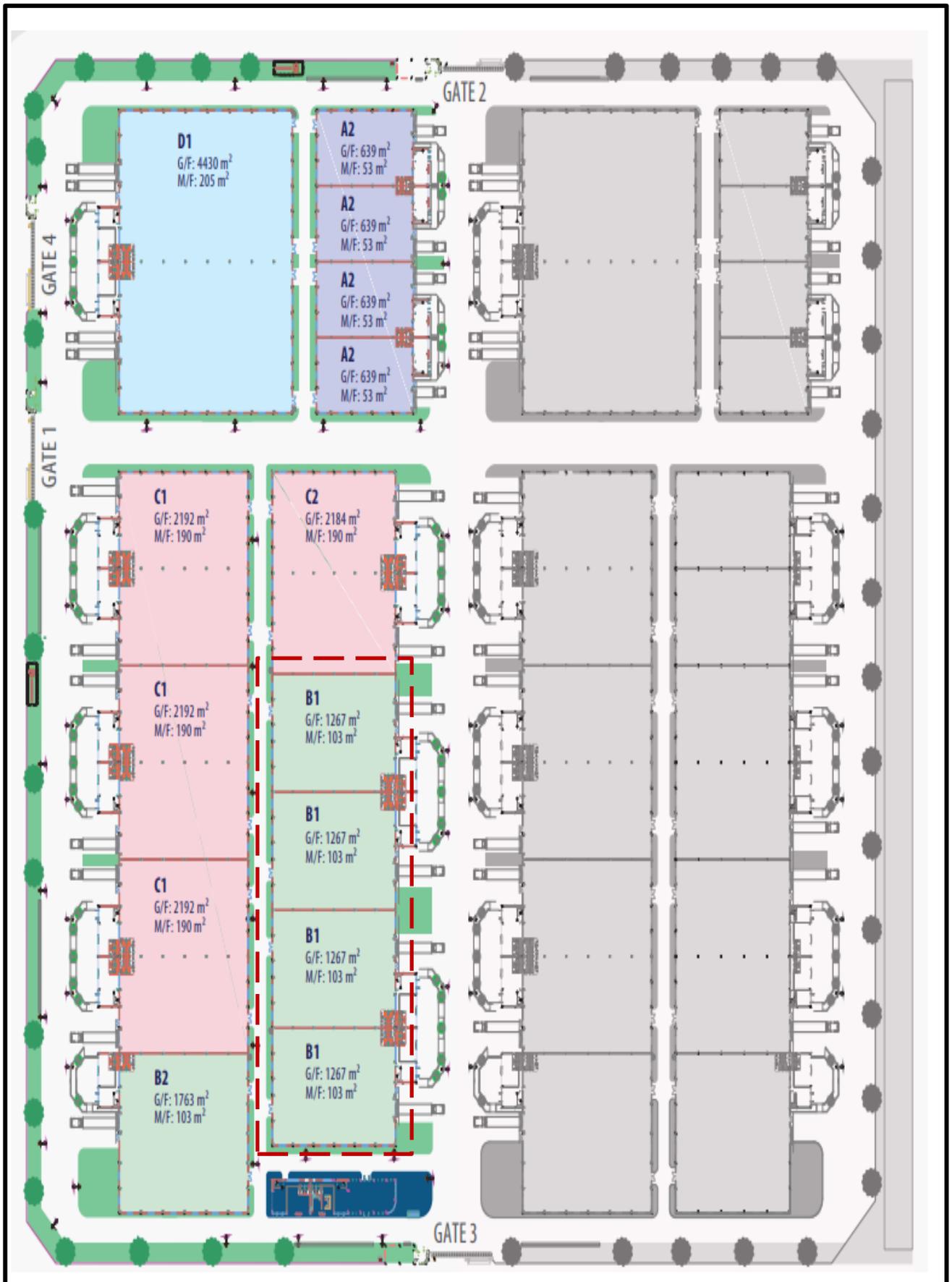
05

Preferential tax rate: 10% (for
the first 15 years)*

06

Business Center next to
factory: restaurants,
convenience store and ATM

MASTERPLAN



PHOTOS





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



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