

THAI NGUYEN

# FACTORY FOR LEASE

CONFIDENTIAL

07/2020

# EXECUTIVE SUMMARY

savills



## Location

Pho Yen,  
Thai Nguyen  
City



## Unit Sizes

2,000 –  
10,000 m<sup>2</sup>



## Total project area

**12**  
ha



## Total leasable area

**7**  
ha



## Established

**2019**



## Lease Term

**2069**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**76,703**

m<sup>2</sup>



Min. Lease term

**03**

Years



Lease price

**\$4.3**

/m<sup>2</sup>/month



Deposit

**01**

Months rent



Management fee

Included in the lease price



Water supply fee

**\$0.54**

/m<sup>3</sup>



Waste-water fee

**\$0.52**

/m<sup>3</sup>



Electricity fee

**\$0.067**

/kWh

## ACCESSIBILITY



Hanoi CBD

**60**

Km



Noi Bai Airport

**30**

Km



Hai Phong Port

**150**

Km



Highway

**0.5**

Km

## OTHER



Loading capacity

**2t**

/m<sup>2</sup>



Ceiling height

**6.5-10**

m



Security

CCTV security booth 24/7

# SUMMARY

## Description

Group of modern and high-tech ready built factories from a reputable industrial developer aiming to maintain a sustainable environment suitable for clean and light industries. They provide high-quality factories with competitive leasing structure and many favorable policies for investors.

## Location

Located in Thai Nguyen province with access to Hanoi, Bac Giang to serve strong demands from import-export sector and booming of e-commerce and retail businesses in Vietnam.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



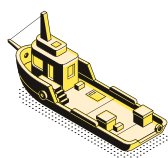
Hanoi CBD – 60 km/ 60 mins  
Pho Yen Town – 5 km/ 10 mins

## Airways



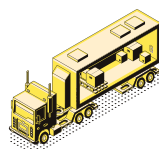
Noi Bai Airport – 30 km/ 30 mins  
Cat Bi Airport – 160km/ 120 mins

## Seaport



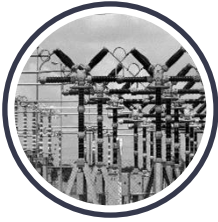
Hai Phong Port – 150 km/ 110 mins  
Cai Lan Port – 160 km/ 120 mins

## Roadway



Hanoi – Thai Nguyen Highway  
0.5 km/ 5 mins

# INFRASTRUCTURE



## Power Supply

250 – 500 KVA 3 phase power per unit



## Water Supply

Capacity 150,000 m<sup>3</sup>



## Waste Treatment

200m<sup>3</sup>/day (24 hrs)



## Security System

CCTV and lighting in common area  
24/7 security



## Internal Roads

Width: 25-27m  
Easy access for containers



## Dormitories

Parking lot and canteen for workers

# UNIQUE ADVANTAGES

**01**

Favorable geographical location, close to highway which helps save much transportation cost

**02**

Synchronized infrastructure system, a good condition for transporting goods in and out the factories

**03**

The factories are built with new and modern design, using 4.0 technology

**04**

Close to Samsung Thai Nguyen (2.5 km)

**05**

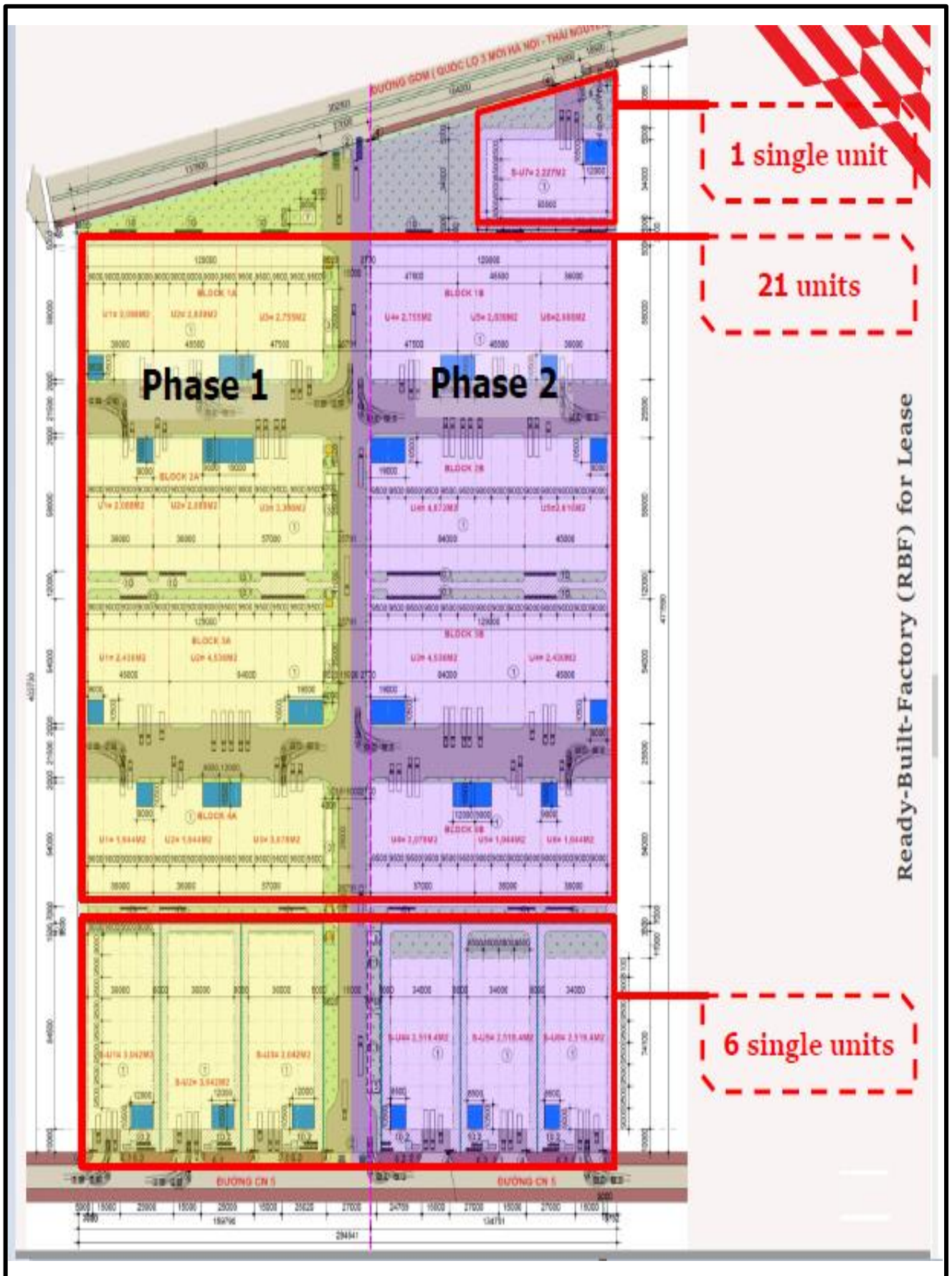
Abundant resource of young and skilled labor demanding for jobs

**06**

An area with good natural conditions and topography, less affected by storms or earthquakes



# MASTERPLAN



# PHOTOS



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



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