

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY



Location

Can Giuoc
District, Long
An Province



Unit Sizes

500 –
5,000m2



Total project area

120,000
m2



Total leasable area

25,450
m2



Established

2018



Lease Term

2060





EXECUTIVE SUMMARY

savills




PROPERTY FEATURES AND COST

<div></div> <div>Available GFA</div> <div>9,148</div> <div>m2</div>	<div></div> <div>Min. Lease term</div> <div>03</div> <div>Years</div>	<div></div> <div>Lease price</div> <div>US\$5.1</div> <div>/m2/quarterly payment</div>	<div></div> <div>Deposit</div> <div>06</div> <div>Months rent</div>
<div></div> <div>Management fee</div> <div>Included in rental fee</div>	<div></div> <div>Water supply fee</div> <div>\$0.5</div> <div>/m3</div>	<div></div> <div>Waste-water fee</div> <div>\$0.035</div> <div>/m3</div>	<div></div> <div>Electricity fee</div> <div>\$0.06</div> <div>/kVh</div>

ACCESSIBILITY

<div></div> <div>HCM CBD</div> <div>20</div> <div>Km</div>	<div></div> <div>TSN Airport</div> <div>22</div> <div>Km</div>	<div></div> <div>Cat Lai Port</div> <div>24</div> <div>Km</div>	<div></div> <div>BL-LT Highway</div> <div>04</div> <div>Km</div>
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OTHER

<div></div> <div>Loading capacity</div> <div>2t</div> <div>/m2</div>	<div></div> <div>Ceiling height</div> <div>6</div> <div>m</div>	<div></div> <div>Telecommunications</div> <div>Land-line, mobile, and VNPT</div>
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SUMMARY

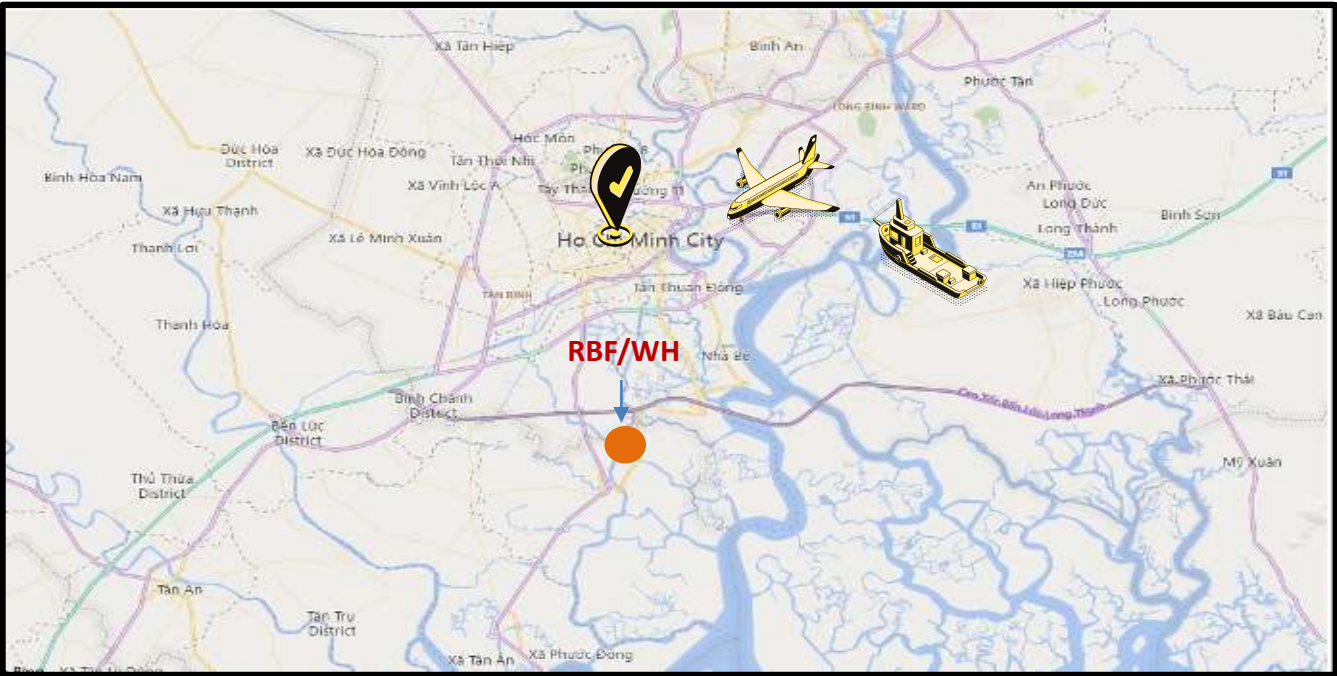
Description

A quality and Japanese standard factory system suitable for food, electronics, metal and high-tech industries.

Location

Located in the key economic region of Southern Vietnam, connecting conveniently with important transport hubs of the region. Located in green-clean IP with completed infrastructure system and enjoy the incentives as indicated by Governmental policies.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
19 km/ 45 minutes

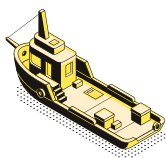
Airways



Tan Son Nhat Airport

National Road No. 50
22km/ 58 minutes

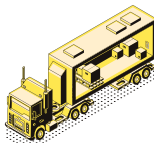
Seaport



Cat Lai Terminal
27km/ 55 minutes

Hiep Phuoc Port
25km/ 46 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

INFRASTRUCTURE

savills



Power Supply

Two EVN power sources
220kV
Solar power



Water Supply

Capacity of water
supply: 4,800m³/day



Waste Treatment

Capacity of waste
water: 3,000m³/day



Telecommunications

VNPT, ADSL



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

Serviced factory with
comprehensive list of support
services

03

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

04

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

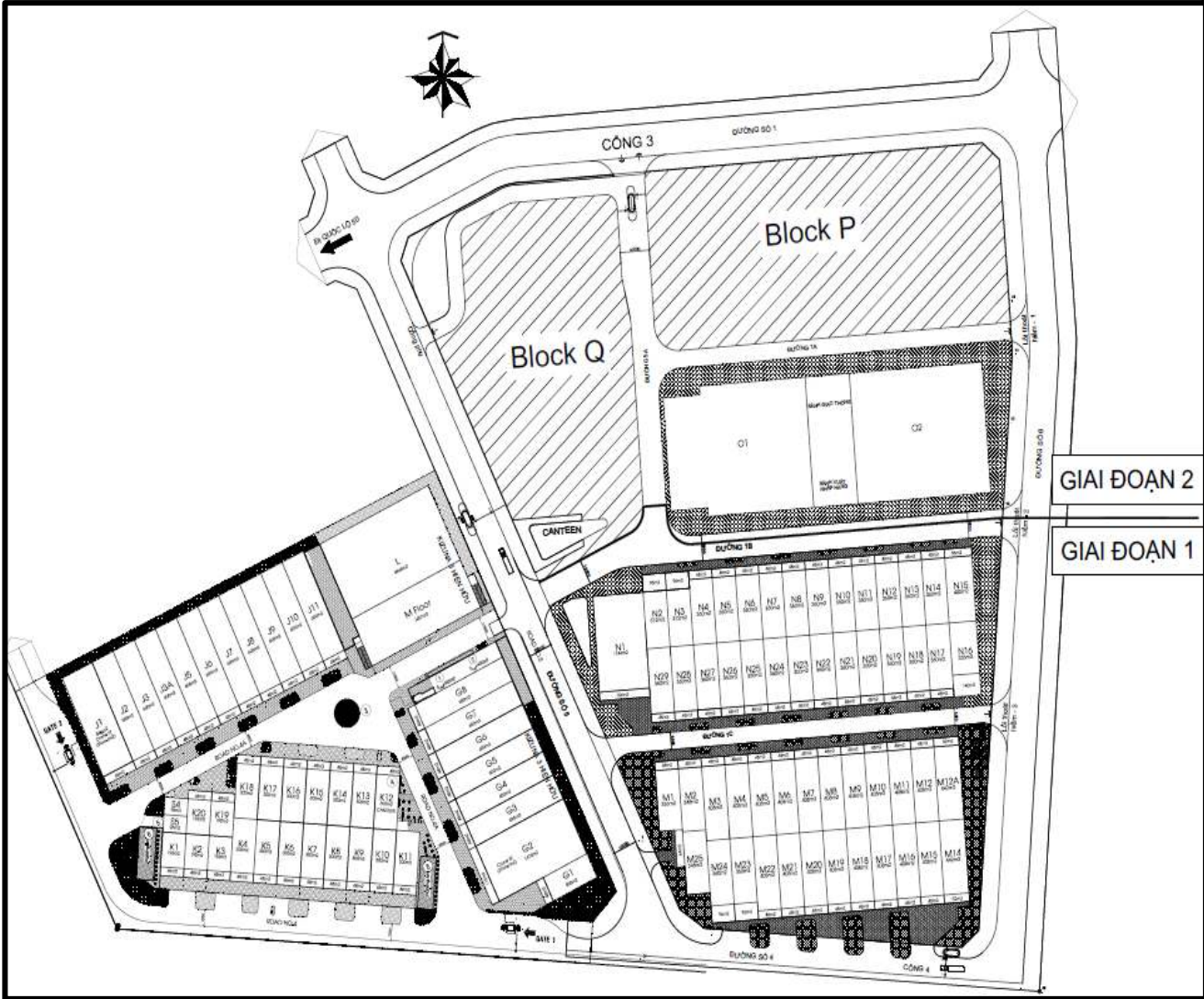
05

Cost-saving: strategic location
& optimal design concept

06

“Easy-in & Easy-out” rental
policy. Also 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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