

B A R I A - V U N G T A U

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Chau Duc, Ba  
Ria-Vung Tau  
Province



## Property type

Industrial  
Land  
(Manufacturing &  
processing)



## Total area

**2,287**  
ha



## Leasable area

**1,556**  
ha



## Established

**2008**



## Lease Term





**2058**






## PROPERTY FEATURES AND COST

 <b>Available area</b> <b>NA</b> ha	 <b>IP Occupancy</b> <b>10</b> %	 <b>Lease price/m<sup>2</sup></b> <b>\$60</b> /m <sup>2</sup>	 <b>Deposit</b> <b>10</b> %
 <b>Management fee</b> <b>\$0.5</b> m <sup>2</sup> /year	 <b>Water supply fee</b> <b>\$0.54</b> m <sup>3</sup> /month	 <b>Waste-water fee</b> <b>\$0.35</b> m <sup>3</sup> /month	 <b>Electricity fee</b> <b>\$0.06</b> /kWh

## ACCESSIBILITY

 <b>HCMC CBD</b> <b>64</b> km	 <b>TSN Airport</b> <b>76</b> km	 <b>Cai Mep Port</b> <b>24</b> km	 <b>National Road 51</b> <b>5</b> km
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## OTHER

 <b>Road systems</b> Near National Road 51, 56 and HCM-Long Thanh-Dau Giay Highway	 <b>Telecommunications</b> Modern and fully equipped Price according to provider	 <b>Supporting services</b> A complex of commerce and services
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# SUMMARY

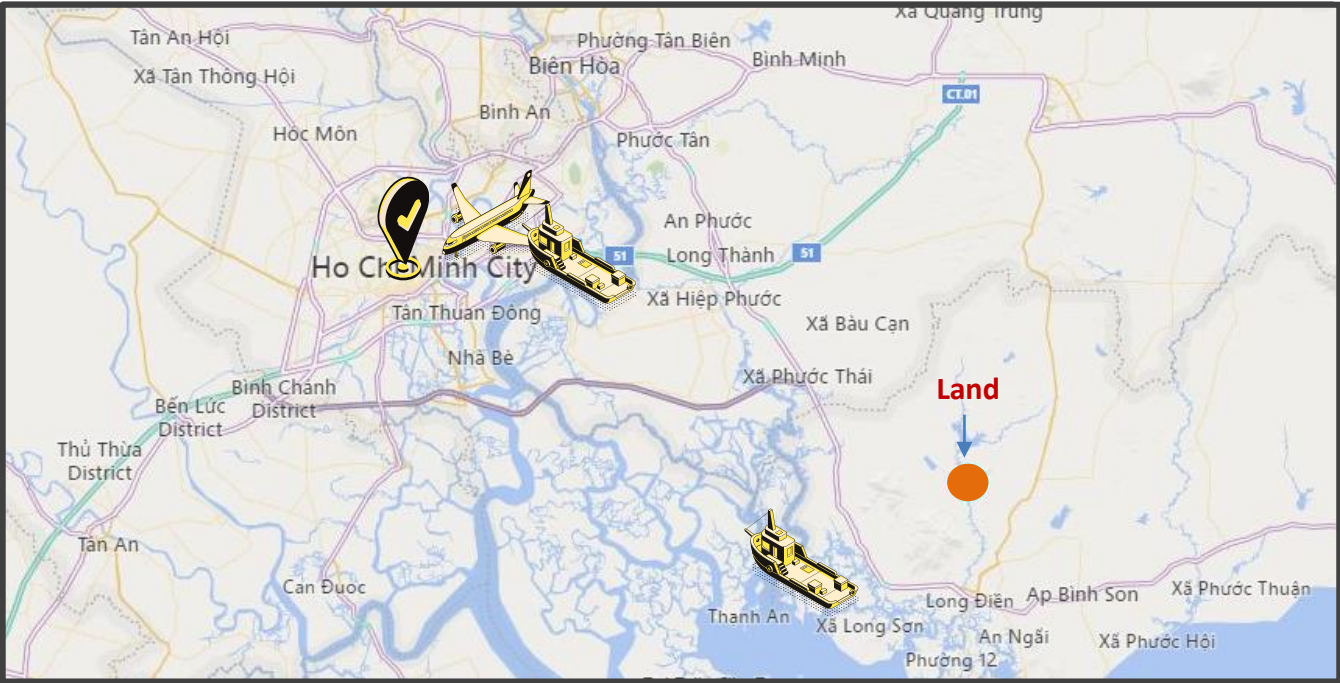
## Description

The park's high-quality technical infrastructure, aiming to meet demands of a wide range of industries, from light industries to heavy industries, multi-sector industries, seaports and logistics.

## Location

The park is located on the strategic geographic location with four specialized functional areas: a supporting industrial zone, a heavy industrial zone, a port and logistic zone and service zone. As well, easy to access the key transportation system.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway  
and National road 51  
64 km/ 1 hour 24 minutes

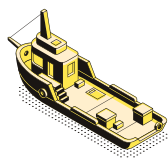
## Airways



Tan Son Nhat Airport  
76km/ 1 hour 44 minutes

Long Thanh Airport  
38 km/ 60 minutes

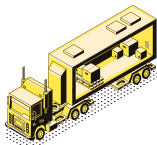
## Seaport



Cai Mep Terminal  
24 km/ 35 minutes

Cat Lai Terminal  
62 km/ 1 hour 21 minutes

## Roadway



National Road No. 51  
5km/ 12minutes

National Road No.56  
5.5 k/m 10 minutes

1,556

ha

## INVESTMENT SECTORS



Electronics components parts



Mechanical machining and steel



Silversmithing and jewelry



Plastics



Nanotechnologies



Semi-conductors assembling



Construction materials



Wooden and furniture

## IP INFORMATION

### UNIQUE ADVANTAGES

01

Investment tax incentives:

- 17% for 10 years
- 2-year tax exemption
- 50% tax reduction in the following 4 years

02

With strategic location adjacent to Cai Mep port helps investor save transportation cost, also have a variety human resource.

03

Developer support with IRC, ERC, register tax code, EIA cert., factory building license, etc.

04

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

05

Port and Logistic services

06

Completed infrastructure in the industrial park, also having full of utilities and supporting services.



# INFRASTRUCTURE



## Power Supply

Power Station: 2x63 MVA  
Voltage: 110/22kV



## Water Supply

1<sup>st</sup> phase: 75,000 m<sup>3</sup>/day  
Total capacity:  
150,000m<sup>3</sup>/day



## Waste Treatment

Having 3 water treatment plants with estimated capacity of 45,000 m<sup>3</sup>/day



## Telecommunications

VNPT, Viettel



## Internal Roads

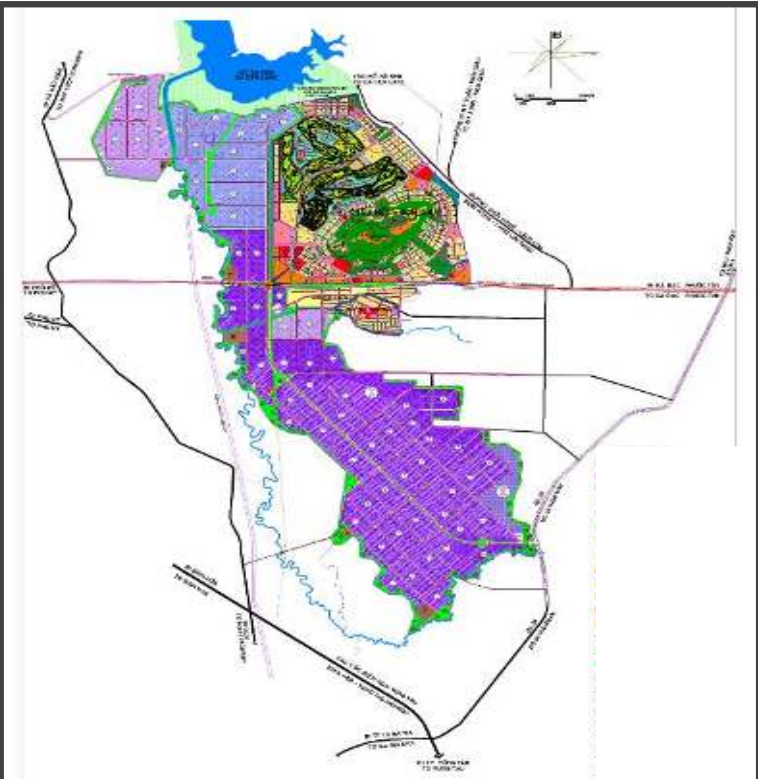
- Asphalted road with 30 tons loading capacity. Thickness of roads 30 cm
- Main road width: 54m with 6 lanes



## Amenities

Park, residential and golf course, port and logistic service, center, workshop/ factory for lease.

## Masterplan



PHOTO







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



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### Disclaimer

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