

D O N G N A I

INDUSTRIAL LAND FOR LEASE

C O N F I D E N T I A L

August 2020

EXECUTIVE SUMMARY – DONG NAI



Location

Long Thanh
District, Dong
Nai Province



Property type

Industrial Land
(Manufacturing,
processing &
logistics)



Total area

497
ha



Leasable area

361
ha



Established

2010



Lease Term

2060

EXECUTIVE SUMMARY

PROPERTY FEATURES AND COST



Available area

15

ha



IP Occupancy

84

%



Lease price/m²

\$140

/m²



Deposit

10

% of total lease



Management fee

\$0.575

m²/year



Water supply fee

\$0.54

m³/month



Waste-water fee

\$0.32

m³/month



Electricity fee

\$0.09

/kWh

ACCESSIBILITY



HCMC CBD

33

km



TSN Airport

45

km



Cat Lai Port

31

km



Highway

01

km

OTHER



Road systems

Close to National road 51, 1A, HCM-Long Thanh-Dau Giay Highway



Telecommunications

Modern and fully equipped
Price according to providers
(e.g. VNPT, Viettel)



Supporting services

A complex of commercial, HR and recruitment services

SUMMARY

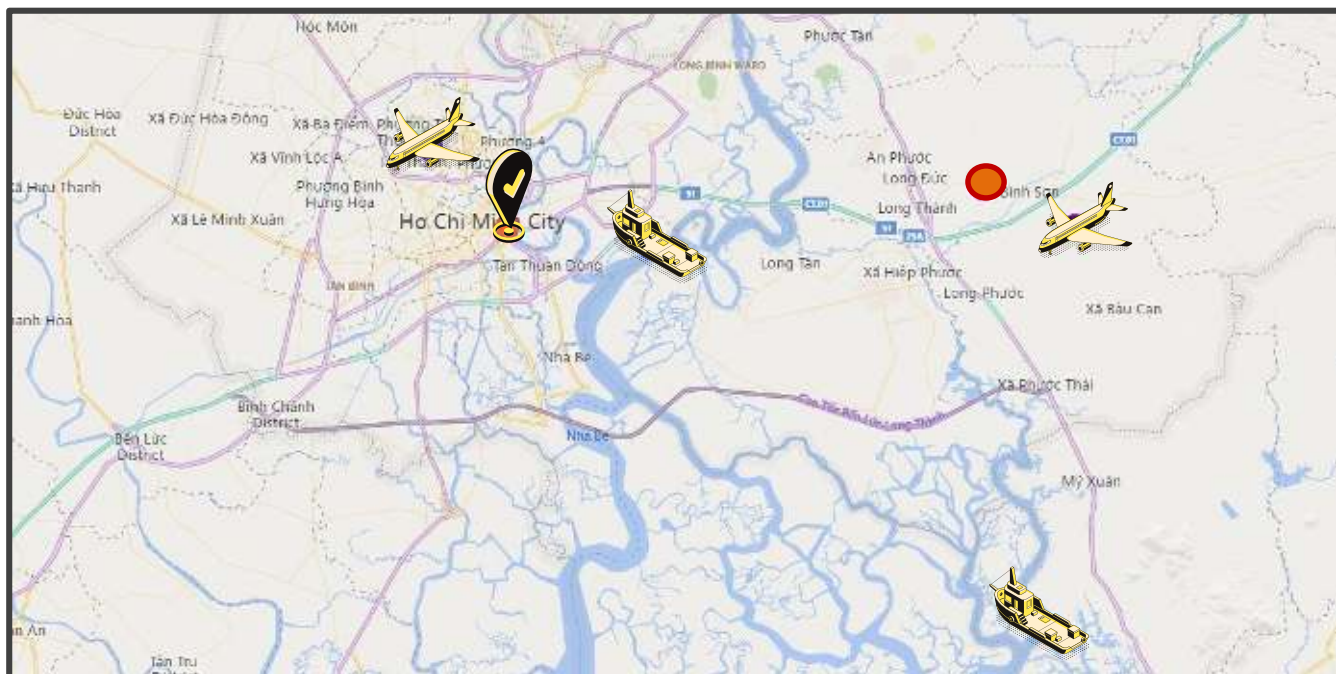
Description

Developed and managed by a renowned industrial developer in South Vietnam, this project has an extremely favorable location near HCMC in addition to position on traffic, goods trade and development of high-tech industries, ancillary industries for airport activities, warehousing and logistics activities. This IP offers manufacturing and logistics land for lease, and factories for lease.

Location

Located near HCMC (45 mins) and future Long Thanh Airport in the southeast of Bien Hoa city facing National Highway 51 in Loc An, Binh Son and Long An communes, Long Thanh district. In which, the industrial land area for building factories is 320 ha. This IP has a convenient location for both waterway and road transport, and is centrally located to major cities

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay HW
33 km 45 mins

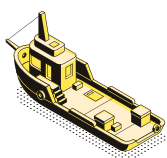
Airways



Tan Son Nhat: 45 km/1 hr 7 mins

Long Thanh: 9.8 km/15 mins

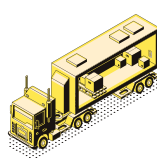
Seaport



Cat Lai Terminal: 31 km/ 37 mins

Cai Mep Deep Sea Port: 36 km/ 53 mins

Roadway



HCM-Long Thanh-Dau Giay HW:
2 km/ 7 mins

National Road 1A, 51: 1 km/ 5 mins

497

ha

INVESTMENT SECTORS



Food & beverage processing



Electronics & components



Logistics



Mechanical and auxiliary equip



Garment & textile



Pharmaceuticals & biotechnology



Ceramics, enamels; glass, crystal



Wood processing

IP INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- 17% for 10 years
- Corporate income tax exemption 0% (2 first year)
- Import tax exemption for imported goods.

02

Upcoming logistics land plots - strategic location adjacent to HCMC CBD and main south ports - investors save on transportation costs

03

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

04

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

05

Adjacent to National road 1A, 51 and HCM-Long Thanh-Dau Giay highway.

06

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

INFRASTRUCTURE



Power Supply

Power Station: 80 MVA
Voltage: 110/22kV



Water Supply

Capacity of water supply:
100,000 m³/day



Waste Treatment

Capacity of waste water
treatment: 9,200m³/day



Telecommunications

VNPT, Viettel



Internal Roads

- Asphaltic concrete road with 12 tons loading capacity
- Thickness of roads 30 cm
- Main road width: 39m
- Sub-road width: 24m - 28m



Amenities

Park, hospital,
commercial center,
entertainment center,
workshop for rent, office
for rent

Masterplan



PHOTOS





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



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