

LONG AN

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY



Location

Ben Luc
District, Long
An Province



Property type

Industrial
Land
(Manufacturing &
processing)



Total area

369
ha



Leasable area

304
ha



Established

2016







Lease Term

2066




PROPERTY FEATURES AND COST

 Available area 88 ha	 IP Occupancy 10 %	 Lease price/m² \$190 /m ²	 Deposit 20 %
 Management fee \$0.039 m ² /month	 Water supply fee \$0.4 m ³ /month	 Waste-water fee \$0.26 m ³ /month	 Electricity fee \$0.09 /kWh

ACCESSIBILITY

 HCMC CBD 24 km	 TSN Airport 27 km	 Cat Lai Port 36 km	 Highway 1.5 km
---	--	---	---

OTHER

 Road systems Near National Road 1A, 50, and Ben Luc-Long Thanh Highway	 Telecommunications Modern and fully equipped Price according to provider	 Supporting services A complex of commerce and services
---	--	---

SUMMARY

Description

A green-clean industrial park with the completed infrastructure. A potential destination of manufacturers who focus on both light and heavy industries.

Location

Located in strategic location of the southern industrial hub. The industrial park is also take advantage of location that close to the biggest economic city of Vietnam, easily to access the skilled manpower.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
25 km/ 54 minutes

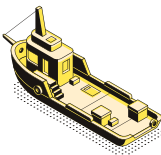
Airways



Tan Son Nhat Airport

National Road No. 50
28km/ 60 minutes

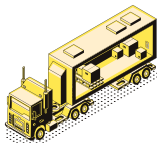
Seaport



Cat Lai Terminal
29km/ 52 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

369

ha

Phase 1
137 (ha)

Phase 2
108 (ha)

Phase 3
124 (ha)

INVESTMENT SECTORS



Food processing



Mechanic



Textiles (including Dyeing)



Mechanical and auxiliary industry



Construction materials



Chemical



High-tech (preferential)



Logistic

IP INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- 17% for 10 years
- Import tax exemption for fixed assets

02

With strategic location adjacent to HCMC CBD and main south ports helps investor save transportation cost, also have a variety human resource.

03

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

04

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

05

Strategically located near National road 1A and HCM-Trung Luong highway with synchronized infrastructure systems to help save transport costs.

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

Capacity of water supply:
3,000 m³/day



Waste Treatment

Capacity of waste water
treatment: 2000 m³/day



Telecommunications

VNPT, Viettel, FPT



Internal Roads

- Reinforced concrete
- Thickness of roads 30 cm
- Main road width: 30m
- Sub-road width: 15m – 25m



Amenities

Park, hospital, jetty,
commercial center,
entertainment center,
workshop/ factory for
rent, office for rent

Masterplan



PHOTO





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



MR. JOHN CAMPBELL
Manager
Industrial Services

JCampbell@Savills.com.vn
+84 (0) 986 718 337

Disclaimer

This document is prepared by Savills for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change and these particulars do not constitute, nor constitute part of, an offer or contract; interested parties should not rely on the statements or representations as fact but must satisfy themselves by inspection or otherwise as to the accuracy. No person in the employment of the agent or the agent's principal has any authority to make any representations or warranties whatsoever in relation to these particulars and Savills cannot be held responsible for any liability whatsoever or for any loss however arising from in reliance upon the whole or any part of the contents of this document. This publication may not be reproduced in any form or in any manner, in part or as whole without written permission of Savills.