

TAY NINH

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Go Dau, Tay Ninh Province



## Property type

Industrial Land  
(Manufacturing, processing)



## Total area

**2,191**  
ha



## Leasable area

**1,425**  
ha



## Established

**2008**



## Lease Term

**2058**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available area

**735**  
ha



IP Occupancy

**53**  
%



Lease price/m<sup>2</sup>

Contact  
Industrial Team



Deposit

**10**  
%



Management fee

**\$0.06**  
m<sup>2</sup>/month



Water supply fee

**\$0.33**  
m<sup>3</sup>/month



Waste-water fee

**\$0.3**  
m<sup>3</sup>/month



Electricity fee

**\$0.07**  
/kWh

## ACCESSIBILITY



HCMC CBD

**51**  
km



TSN Airport

**59**  
km



Cat Lai Port

**76**  
km



Moc Bai Boader

**20**  
km

## OTHER



**Road systems**

Connect direct to HCMC by National road 22.



**Telecommunications**

Modern and fully equipped  
Price according to provider.



**Supporting services**

A complex of commerce and services.

# SUMMARY

## Description

The industrial park with international-standard quality infrastructure. Supporting services and utilities and amenities. Potential industrial park for electronic, food & beverages, precision engineering, FMCG, logistic and other supporting industries.

## Location

Strategically location in center of Tay Ninh province which also the gateway to Cambodia and Thai Land market through Moc Bai boader. Adjacent to National road 22 and HCM-N2 highway and , connected the Trans-Asia road and Ho Chi Minh highway and the transport system of whole key southern economic region.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

National Road 22  
51 km 1 hour 25 minutes

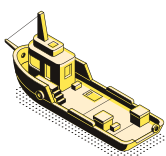
## Airways



Tan Son Nhat Airport

National Road 22  
59 km 1 hour 47 minutes

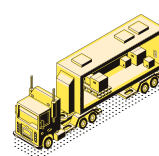
## Seaport



Cat Lai Terminal  
76 km/ 2 hour 30 minutes

Thanh Phuoc Port  
1 km/ 7 minutes

## Roadway



National Road 22  
10 km/ 15 minutes

Moc Bai Boarder  
20 km/ 28 minutes

# 2,191

ha

Phase 1  
1,014 (ha)

Phase 2  
1,177 (ha)

## INVESTMENT SECTORS



Food & Beverages



Electronics



Logistics



Chemicals



FMCG & consumer goods



Garment & Textiles



Pharmaceuticals, medical devices



Supporting industries

## IP INFOMATION

### UNIQUE ADVANTAGES

**01**

Investment tax incentives:

- Tax exemption for 2 years, reduction of 50% of tax payable for the next 4 years.

**02**

With strategic location adjacent to HCMC CBD and main south ports helps investor save transportation cost, also approach a high-skilled human resource.

**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 22, Moc Bai boarder and HCM-N2 highway.

**06**

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

# INFRASTRUCTURE



## Power Supply

Power Station: 3x63 MVA  
Voltage: 110/22kV



## Water Supply

Capacity: 220,000 m<sup>3</sup>/day



## Waste Treatment

Capacity of waste water treatment: 160,000m<sup>3</sup>/day



## Telecommunications

VNPT, Viettel



## Internal Roads

- Asphaltic concrete road with 12 tons loading capacity
- Main road width: 28m with 4 lanes
- Sub-road width: 22m with 2 lanes



## Amenities

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

## Masterplan



**PHOTO**



The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top left corner. The text is white and set against a solid yellow rectangular background. The background of the entire page is a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a 3D optical illusion effect.

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



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