

H A N A M

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

Sep 2020

EXECUTIVE SUMMARY

savills



Location

Duy Tien
District, Ha
Nam province



Property type

Industrial
Land for Long
term Lease



Total area

264
ha



Leasable area

184
ha



Established

2006



Lease Term





2056

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

 Available area 3 ha	 IP Occupancy 98 %	 Lease price/m² \$70 /m ²	 Deposit 30 %
 Management fee \$0.5 m ² /year	 Water supply fee \$0.6 m ³ /month	 Waste-water fee \$0.45 m ³ /month	 Electricity fee \$0.07 kWh

ACCESSIBILITY

 CBD 48 Km	 Airport 80 Km	 Sea Port 117 Km	 Highway 01 Km
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OTHER

 Road systems Adjacent to National Highway No.1A	 Telecommunications Telephone system and high speed internet	 Supporting services Banking system
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SUMMARY

Description

A multi-functional industrial park support electronics assembling, precision technology; food processing; garment and textile manufacturing projects with the lease price from \$70/m2

Location

Located in Duy Tien district, Ha Nam province (bordering Hanoi) with convenient transportation to link with Hai Phong port, Noi Bai international airport....; which is very convenient for enterprises importing, exporting and transporting goods and materials.

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD: 48 km/ 50 mins

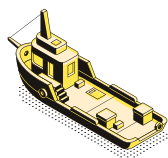
Phu Ly City: 17 km/ 22 mins

Airways



Noi Bai Airport: 80 km/ 85 mins

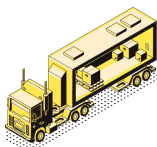
Seaport



Hai Phong Port: 117 km/ 120 mins

Cai Lan Port: 146 km/ 145 mins

Roadway



Highway No 1A: 1 km/ 2 mins

Hanoi – Ninh Binh Highway: 2,5 km/ 5 mins

264

ha

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INVESTMENT SECTORS



Electronics



Assembling



Automobile components



Mechanical industry



Light industry



Hi-tech industry



Consumer goods manufacturing



Household electrical appliances

IP INFOMATION

UNIQUE ADVANTAGES

01

Convenient transportation to link with Hai Phong port, Noi Bai international airport....; which is very convenient for enterprises importing, exporting and transporting goods and materials.

02

Abundant of working age labor force in Ha Nam and neighboring areas

03

Investment support by developer: investment certificate procedure, registering and making stamp procedure, procedure to register tax code.

04

Highly – preferred tax incentive policies: exempt CIT for the first 2 years and decrease 50% for the next 4 years.

05

Complete and synchronized infrastructure and amenities with full amenities and supporting services

06

Reasonable lease price for a strategic location.

INFRASTRUCTURE



Power Supply

Two sources of 220kv from Nam Dinh and Ninh Binh with total capacity of 103 MW



Water Supply

Two water plants have a capacity of 15,000 m3/day



Waste Treatment

Wastewater treatment plant with capacity of 4,000 m3/day (Phase 1)



Telecommunications

Modern IT system with wide range of services, such as telephone, high speed Internet....



Internal Roads

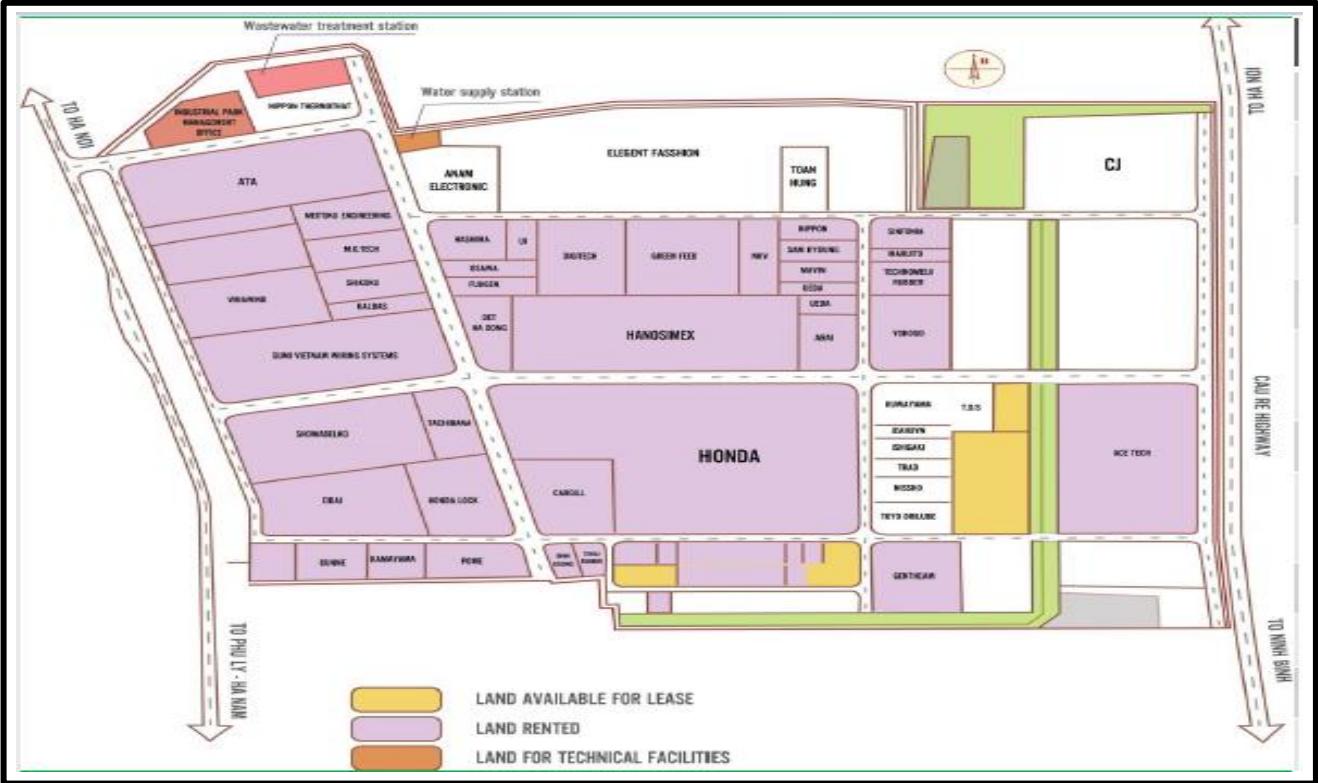
The road is spread asphalt with heavy loading
– Main road: 40 m in width
– Branch road: 22.5 m in width



Green tree system

Accounts about 10-12% of the total area of the Industrial Park

Masterplan



PHOTOS



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



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