

H U N G   Y E N

# INDUSTRIAL LAND FOR LEASE

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

August 2020

# EXECUTIVE SUMMARY

## – HUNG YEN

savills



### Location

My Hao  
District, Hung  
Yen province



### Property type

Industrial Land  
(Manufacturing,  
processing &  
logistics)



### Total area

**154**  
ha



### Leasable area

**112**  
ha



### Established

**2008**



### Lease Term

**2058**







# EXECUTIVE SUMMARY




## PROPERTY FEATURES AND COST

 <b>Available area</b> <b>50</b> ha	 <b>IP Occupancy</b> <b>60</b> %	 <b>Lease price/m<sup>2</sup></b> <b>\$85</b> /m2	 <b>Deposit</b> <b>30</b> % of total lease
 <b>Management fee</b> <b>\$0.6</b> m2/year	 <b>Water supply fee</b> <b>\$0.762</b> m3	 <b>Waste-water fee</b> <b>\$0.45</b> m3	 <b>Electricity fee</b> <b>\$0.065</b> kWh

## ACCESSIBILITY

 <b>Hanoi CBD</b> <b>41</b> Km	 <b>Noi Bai Airport</b> <b>64</b> Km	 <b>Hai Phong Port</b> <b>87</b> Km	 <b>Highway 05</b> <b>0.2</b> Km
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## OTHER

 <b>Road systems</b> Adjacent to national highway No.5	 <b>Telecommunications</b> Telephone system and high-speed internet available	 <b>Supporting services</b> Support with IRC, ERC Certs, HR & recruitment, banks, ATMS, shops, etc.
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# SUMMARY

## Description

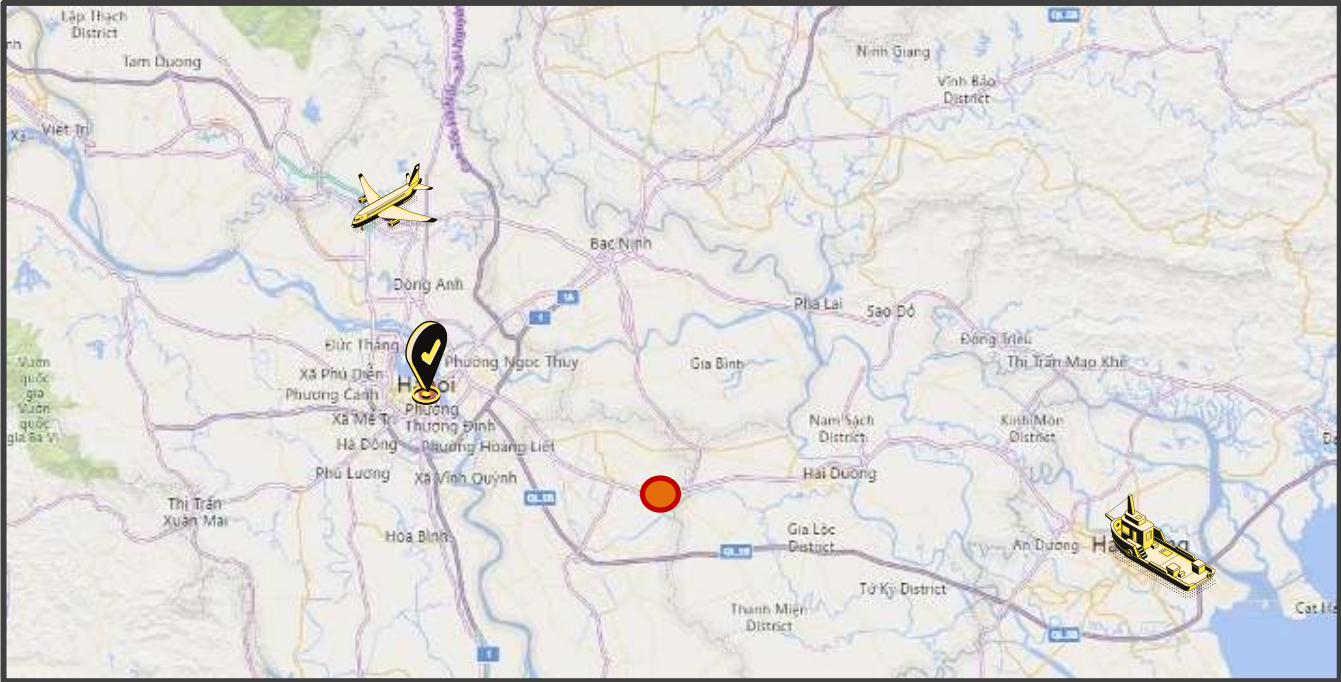
A multi-industry industrial zone, less polluting environment including primary sectors: Industrial assembly, electronics, engineering, food processing, the production of consumer goods, jewelry, motorcycle, automobile components, household electrical appliances

## Location

Located in the center of North Key Economic Zone in My Hao District, Hung Yen with the following surroundings:

- North: adjacent to district Road 198
- South: adjacent to Highway No. 5
- South: near district Road 198B
- West: adjacent to Bach Sam residential area

# LOCATION



# TRANSPORTATION NETWORK

## CBD



**Hanoi CBD**

41 km/ 60 mins

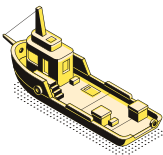
## Airways



**Noi Bai Airport**

64 km/ 75 mins

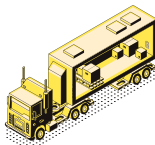
## Seaport



**Hai Phong Port** - 87 km/ 90 mins

**Cai Lan Port** - 122 km/ 110 mins

## Roadway



**Highway No 5**

200 m/02 mins

# 154

ha

**Leasable**  
112 ha

**Vacant**  
50 ha

## INVESTMENT SECTORS



Electronics



Building materials



Automotive components



Machinery and equipment



Food & beverage processing



Agricultural product processing



FMCG and consumer goods



Logistics and transportation

## IP INFORMATION

### UNIQUE ADVANTAGES

**01**

Adjacent to national road connecting the major economic areas such as Hanoi, Hai Duong, Hai Phong, Quang Ninh and Noi Bai airport convenient for goods transport

**02**

Large labor force sufficient for the enterprises: 1.25 million people, in which 65% are under 40 years-old employees

**03**

Complete and synchronized infrastructure and amenities for tenants

**04**

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

**05**

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

**06**

Reasonable lease price for a strategic location with flexible plot division





## Waste Treatment



## Internal Roads



# Masterplan



## SITE OVERVIEW





## PHOTOS







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



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