

Q U A N G   N I N H

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

09/2020

# EXECUTIVE SUMMARY

## - QUANG NINH

savills



### Location

Quang Yen  
District,  
Quang Ninh  
Province



### Property type

Industrial Land  
for long term  
Lease



### Total area

**1680**  
ha



### Leasable area

**1104**  
ha



### Established

**2014**



### Lease Term





**2066**

# EXECUTIVE SUMMARY





## PROPERTY FEATURES AND COST

 <b>Available area</b> <b>1034</b> ha	 <b>IP Occupancy</b> <b>6</b> %	 <b>Lease price/m<sup>2</sup></b> <b>\$85</b> /m <sup>2</sup>	 <b>Deposit</b> <b>10</b> %
 <b>Management fee</b> <b>\$1.068</b> /m <sup>2</sup> /year	 <b>Water supply fee</b> <b>\$0.71</b> /m <sup>3</sup>	 <b>Waste-water fee</b> <b>\$0.87</b> /m <sup>3</sup>	 <b>Electricity fee</b> <b>Government tariff</b>

## ACCESSIBILITY

 <b>Hanoi CBD</b> <b>138</b> Km	 <b>Cat Bi Airport</b> <b>20</b> Km	 <b>Lach Huyen Port</b> <b>30</b> Km	 <b>Highway HP-HL-CN</b> <b>0</b> Km
---	---	--	--

## OTHER

 <b>Road systems</b> Directly connected to highway	 <b>Telecommunications</b> Competitive supply Installation and setup support No connection fee	 <b>Sustainability</b> DECO park, rooftop solar panels, wind farm	 <b>Supporting services</b> Site services (security, park cleaning, operation 24/7 ...) Licensing, recruiting supporting service; office complex
---	---	--	--



# SUMMARY

## Description

Offering industrial land and ready-built warehouse, workshop for lease, integrated with reliable utilities provision and supporting services at the very center of North's Vietnam infrastructure developments.

## Location

Located adjacent to the new Haiphong International Gateway Port (Lach Huyen Deep Sea Port), Cat Bi International Airport, North Vietnam Coastal and Hai Phong - Ha Long - China Expressway (12 hours by trucking).

# LOCATION



# TRANSPORTATION NETWORK

## CBD



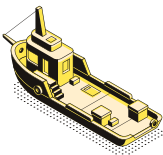
Hanoi CBD: 138km/ 145 mins  
Ha Long: 26km/ 25 mins  
Hai Phong center: 20 km/ 25 mins

## Airways



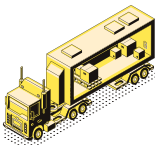
Noi Bai Airport: 156 km/ 150 mins  
Cat Bi Airport: 20km/ 35 mins

## Seaport



Lach Huyen Port: 30km/ 40 mins  
Cai Lan Port: 30km/ 45 mins

## Roadway



Hanoi – Hai Phong Highway: 11km/ 20 mins  
Hai Phong – Ha Long – China Border Expressway: : directly

1680

ha

Available area  
1115 (ha)

## INVESTMENT SECTORS



Renewable energy components



Automotive and auto parts manufacturing



Chemical and Petro-chemical industry



Food and Feed



Electronics



Machinery



Logistics &amp; Services



Packing materials

## IP INFORMATION

### UNIQUE ADVANTAGES

01

Advantageous location (next to Lach Huyen deep seaport and Dinh Vu port; Cat Bi and Van Don international airports; Hanoi - Hai Phong and Hai Phong - Ha Long - China Expressway) helps cut transportation cost.

02

Strong supporting services: recruitment support, business licensing support, office complex.

03

Easy access to competitive, effective and skilled labour force from Hai Phong and Quang Ninh province.

04

Land plots of flexible sizes depending on clients' demand with reliable underground utilities provision.

05

Easy access to Energy Hub from the suppliers in the area, such as, Pvgas, Sellan Gas, Valexim, Anpha, ...

06

Unconditional Industrial Zone\* tax incentive package:

- First 2 years: 100% exemption
- Subsequent 5 years: 50% reduction
- Max. delay up to 3 years

# INFRASTRUCTURE



## Power Supply

Original Grid with capacity of 30 MVA. Can be increased depending on actual demand. Renewable energy (Solar Rooftop & Wind Farm)



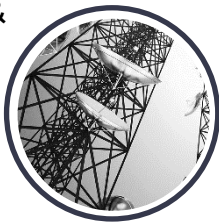
## Water Supply

Capacity of 92,000 m<sup>3</sup>/day for both Treated and Raw water. On demand demineralized water, steam, potable water



## Waste Treatment

ISO 9001 & 14001 Wastewater Treatment Plant. Capacity: by 2021 600 m<sup>3</sup>/day. Can be increased depending on actual demand



## Telecommunications

Competitive supply  
Installation and setup support  
No connection fee



## Firefighting water

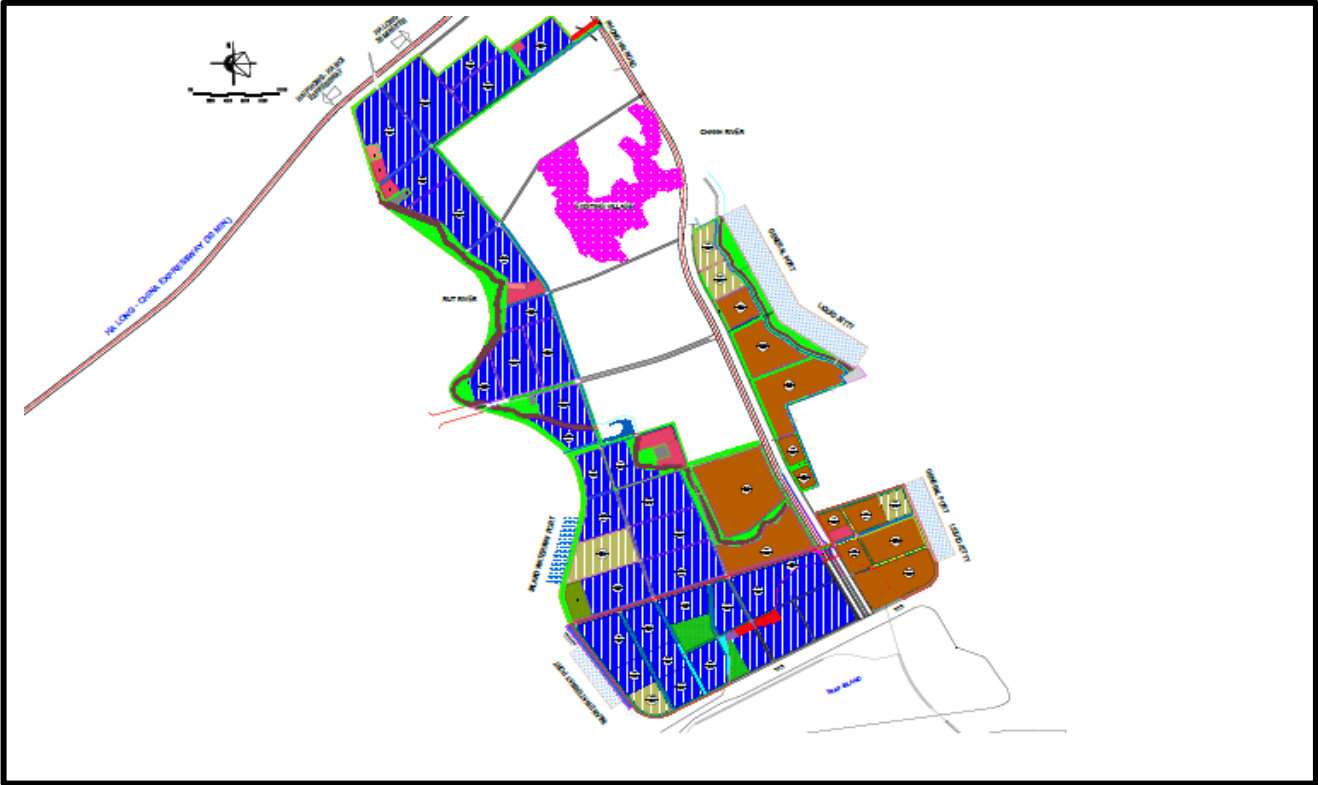
Underground loop  
Hydrant system  
Capacity: max 480m<sup>3</sup>/h  
Pressure 4-7 bar



## Facilities

Cleaning service  
24/7 security service  
Green zone maintenance  
Underground drainage system  
Jetty&Petrochemical Zone  
Office Complex

## Masterplan





PHOTO

savills





## 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



**MR. DO XUAN THANH**  
Consultant  
Industrial Services

DXuanThanh@Savills.com.vn  
+84 (0) 984 118 128

### 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.