

THAI NGUYEN

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

09/2020

EXECUTIVE SUMMARY – THAI NGUYEN

savills



Location

Phu Binh
District, Thai
Nguyen
Province



Property type

Industrial
Land for Long
term Lease



Total area

170
ha



Leasable area

112
ha



Established

2009







Lease Term

2059




PROPERTY FEATURES AND COST

 Available area 60 ha	 IP Occupancy 0 %	 Lease price/m² \$50 /m2	 Deposit 30 %
 Management fee \$0.3 /m2	 Water supply fee \$0.52 /m3	 Waste-water fee \$0.45 /m3	 Electricity fee \$0.063 /kWh

ACCESSIBILITY

 Hanoi CBD 46 Km	 Noi Bai Airport 40 Km	 Hai Phong Port 135 Km	 Highway 1.3 Km
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OTHER

 Road systems Close to Highway Hanoi – Thai Nguyen	 Telecommunications Full communication system: phone, mobile phone, fax, internet	 Supporting services Dormitory, swimming pool, gym, spa, indoor sport house
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SUMMARY

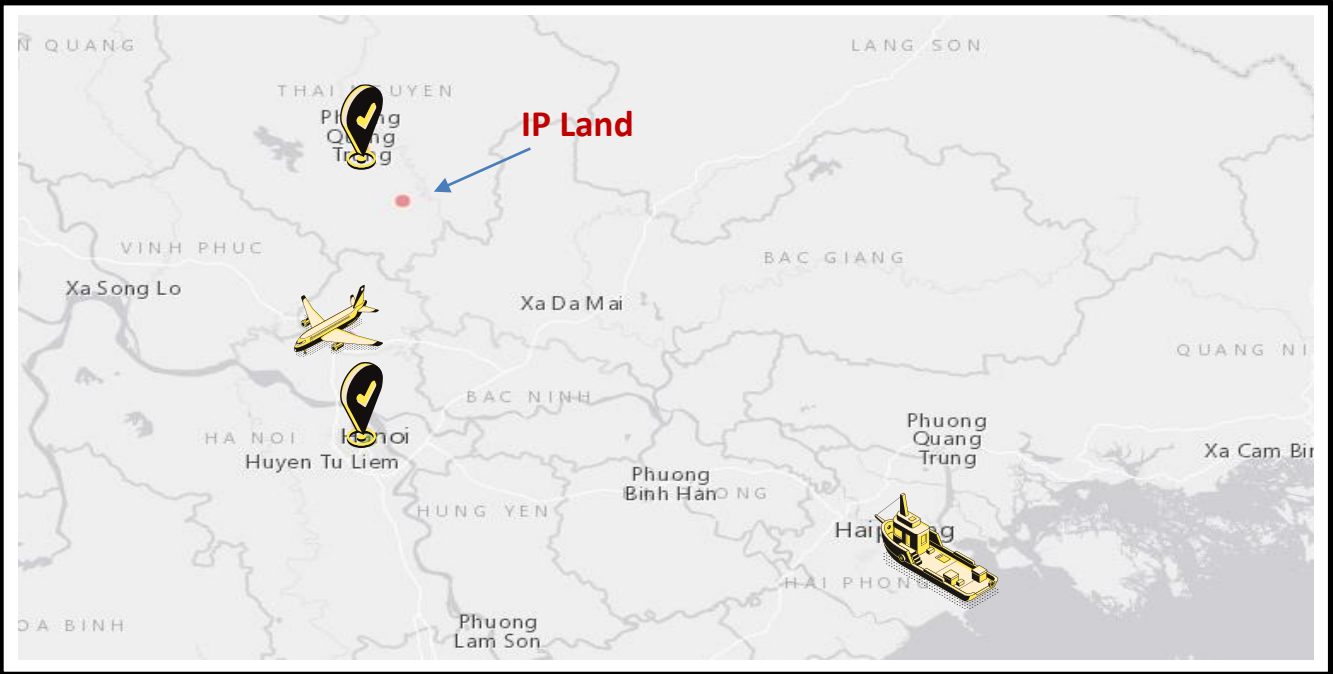
Description

A model combining industrial development with urbanization, ensuring the sustainable development of the IP. Beside the industrial production area, there are other functional areas, such as R&D center, business center, education, health center and entertainment center... to create a high-class living and working environment for professionals and workers.

Location

Located in Phu Binh and Pho Yen District, Thai Nguyen Province, close to the highway Hanoi - Thai Nguyen (Highway 3).

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD – 46 km/ 60 mins

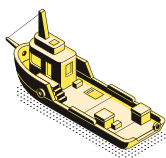
Thai Nguyen Center – 15 km/ 20 mins

Airways



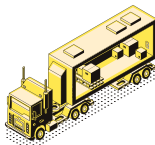
Noi Bai Airport – 40 km/ 50 mins

Seaport



Hai Phong Port – 135 km/ 180 mins

Roadway



Hanoi – Thai Nguyen Highway (No 07) - 1.3 km/ 2 mins

112

ha

Phase 1
30 (ha)

Phase 2
50 (ha)

Phase 3
32 (ha)

INVESTMENT SECTORS



Electronics



Building materials



Steel manufacturing



Mechanical and auxiliary industry



Automotive manufacturing
(manufacturing of motor vehicles)



Agricultural and food processing



High-tech (preferential)



Medical equipments

IP INFORMATION

UNIQUE ADVANTAGES

01

Convenient transportation, easy connection, very suitable for investors to choose to build factories and warehouses

02

Internal and external infrastructure are fully invested to develop a modern industrial zone

03

Large labor force: 25,000 workers annually from surrounding schools, universities

04

Close to Samsung Thai Nguyen (within 6 km)

05

Hilly geology with good stiffness saves construction costs (about \$20/m²)

06

Available raw materials with low cost (from Nui Phao Mine nearby)

INFRASTRUCTURE



Power Supply

Getting from 22KV electricity for enterprises
With 30 MW capacity



Water Supply

4,000m3 – 8,556m3/day



Waste Treatment

Capacity: 3,200m3 – 6,400m3/day



Telecommunications

Full communication system: phone, mobile phone, fax, internet



Internal Roads

12m, 15m, 22m, 36m, 41m cross section
Lighting (solar system) to internal traffic lights



Utilities

Dormitories for workers.
Re-creation center: swimming pool, gym, spa, indoor sport house... for expats, managers

Masterplan



PHOTO



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



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