

D O N G N A I

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Nhon Trach  
District, Dong  
Nai Province



## Unit Sizes

1,000 - 5,000  
m<sup>2</sup>



## Total project area

**4,600**  
m<sup>2</sup>



## Total leasable area

**28,000**  
m<sup>2</sup>



## Established

**2005**



## Lease Term

**2055**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**28,000**  
m<sup>2</sup>



Min. Lease term

**03**  
Years



Lease price

**US\$4**  
/m<sup>2</sup>/quarterly  
payment



Deposit

**06**  
Months rent



Management fee

**Included in  
rental fee**



Water supply fee

**\$0.5**  
/m<sup>3</sup>



Waste-water fee

**\$0.032**  
/m<sup>3</sup>



Electricity fee

**\$0.06**  
/kVh

## ACCESSIBILITY



HCM CBD

**46**  
Km



TSN Airport

**48**  
Km



Cat Lai Port

**34**  
Km



Long Thanh Highway

**03**  
Km

## OTHER



Loading capacity

**2t**  
/m<sup>2</sup>



Ceiling height

**7.5 - 11**  
m



Telecommunications

**VNPT, Viettel**

# SUMMARY

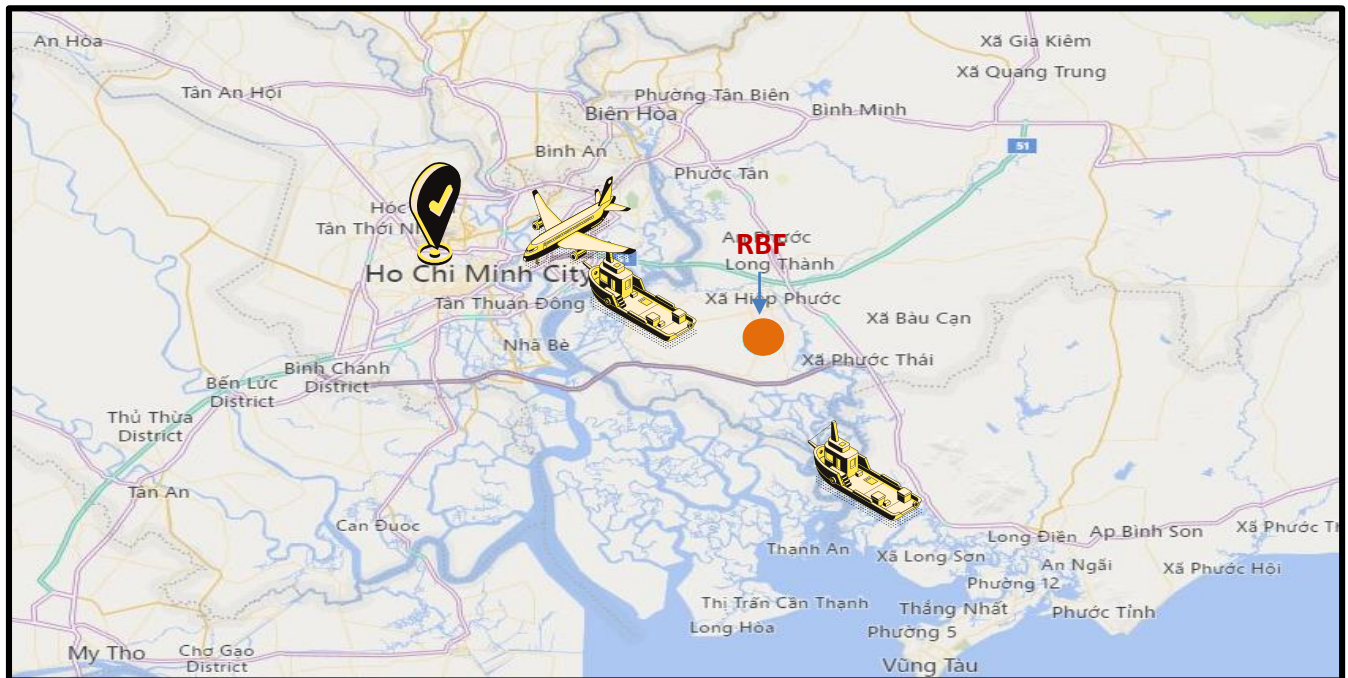
## Description

A quality and organized ready-built-factory (RBF) located within green-clean industrial park with full completed infrastructure system. The RBF system suit for light industries such as food & beverages, electronics, metal and high-tech industries.

## Location

Strategically location in the key economic region of Southern Vietnam, connecting direct to HCMC through Long Thanh highway; traffic system and main southern sea ports.

## LOCATION



## TRANSPORTATION NETWORK

### CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway  
46 km/ 1 hour 12 minutes

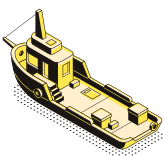
### Airways



Tan Son Nhat Airport  
48 km/ 1 hour 15 minutes

Long Thanh Airport  
26 km/ 42 minutes

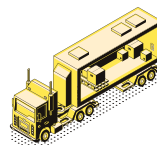
### Seaport



Cat Lai Terminal  
34 km/ 55 minutes

Cai Mep Port  
25km/ 46 minutes

### Roadway



National Road No. 51  
1 km/ 5 minutes

HCM-Long Thanh-Dau Giay  
3 km/ 10 minutes



# INFRASTRUCTURE



## Power Supply

Two EVN power sources  
220kV  
Solar power



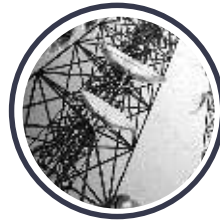
## Water Supply

Capacity of water supply: 4,800m<sup>3</sup>/day



## Waste Treatment

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



## Telecommunications

VNPT, ADSL



## Internal Roads

- Main road width: 30-35m
- Sub-road width: 15m – 20m



## Dormitories

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# UNIQUE ADVANTAGES

**01**

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Cooperation income tax is 20%

**02**

One-stop services

**03**

Developer support with IRC, ERC, construction cert., legal Services.

**04**

Developer support with HR, recruitment and onboarding, and training.

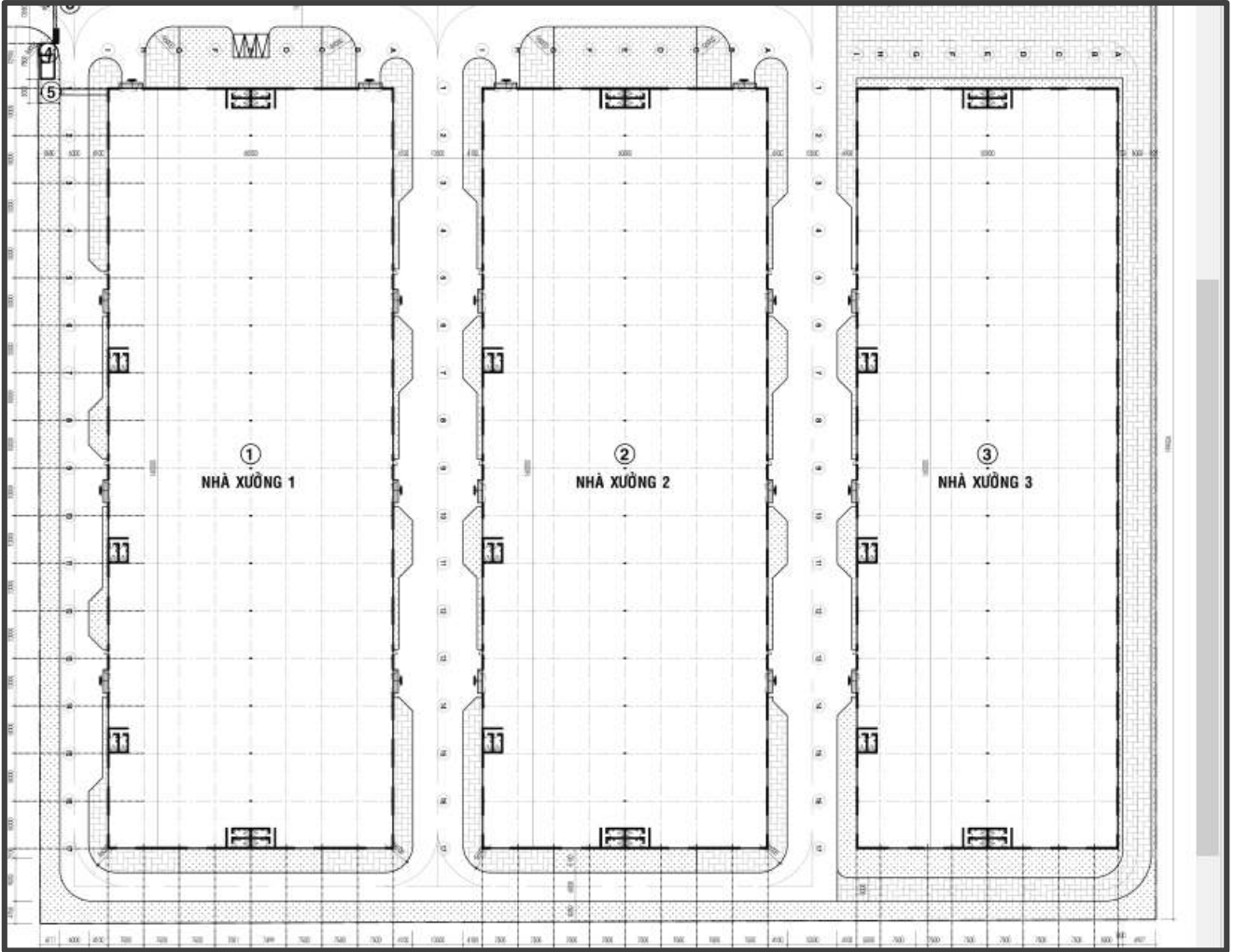
**05**

Neighboring HCMC and Phu Mu Hung Urban area with many modern urban amenities.

**06**

Flexible payment policy  
24/7 triple-layered security system.

# MASTERPLAN



# PHOTOS



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



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