

BINH DUONG

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Ben Cat, Binh  
Duong  
Province



## Unit Sizes

1,260 – 1,942 m<sup>2</sup>  
Including office



## Total project area

**25,640**  
m<sup>2</sup>



## Total leasable area

**19,000**  
ha



## Established

**2007**



## Lease Term

**2057**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**25,640**  
m<sup>2</sup>



Min. Lease term

**03**  
Years



Lease price

**US\$4.7**  
/m<sup>2</sup>/quarterly  
payment



Deposit

**06**  
Months rent



Management fee

**Included**



Water supply fee

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



Waste-water fee

**\$0.35**  
/m<sup>3</sup>



Electricity fee

**By EVN**

## ACCESSIBILITY



HCM CBD

**45**  
Km



TSN Airport

**47**  
Km



Cat Lai Port

**63**  
Km



National Road 13

**18**  
Km

## OTHER



Loading capacity

**1.5t**  
/m<sup>2</sup>



Ceiling height

**7.7 - 11**  
m



Telecommunications

VNPT, Viettel,  
Fiber, ADSL

# SUMMARY

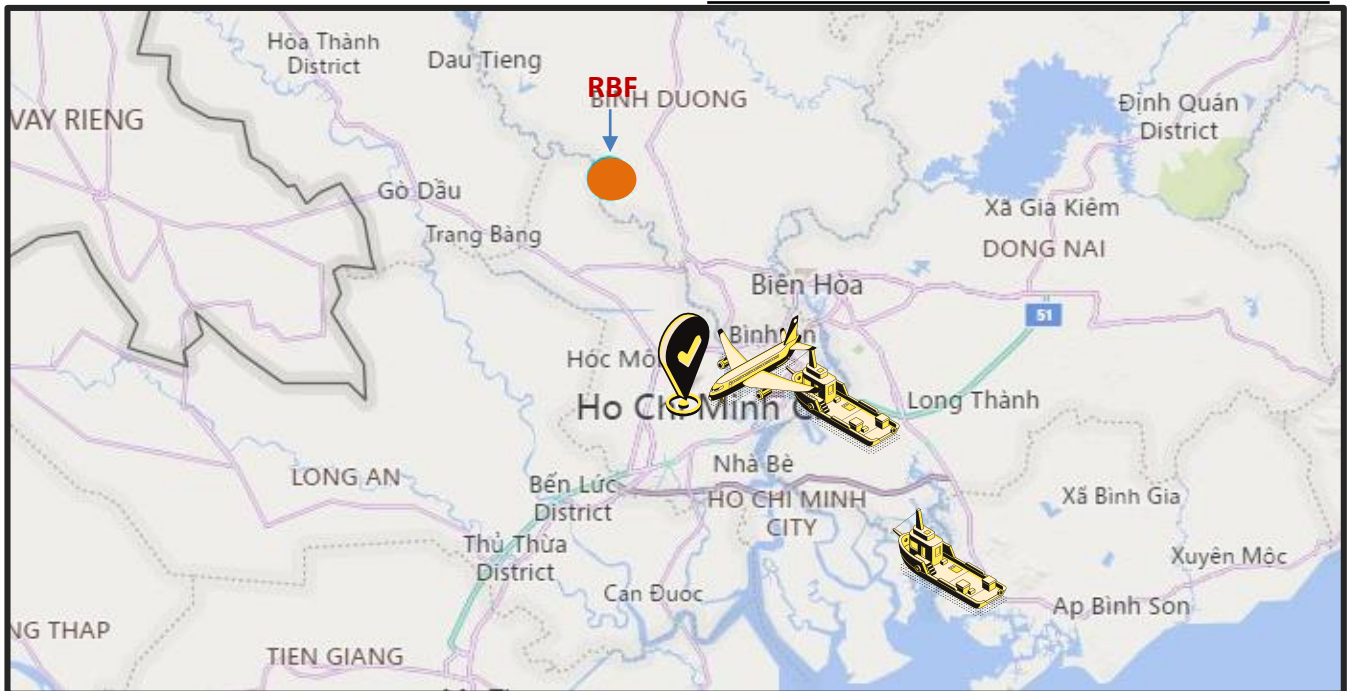
## Description

Well-designed Ready-built-factory with finished technical and traffic infrastructure system. Good destination for light and SMEs industries.

## Location

Located in industrial zone Binh Duong, strategically linked to the Southern key economic Efficient administration and strong support from its government on tax incentives, Binh Duong attracts many Foreign Direct Investment.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City  
47km/ 1 hour 25 minutes

HCM-Long Thanh-Dau Giay Highway  
106 km/ 2 hours 18 minutes

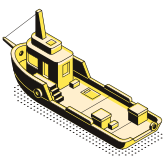
## Airways



Tan Son Nhat Airport  
47 km/ 1 hour 28 minutes

Long Thanh Airport (2025)  
49 km/ 1 hour 30 minutes

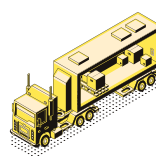
## Seaport



Cat Lai Terminal  
56 km/ 1 hour 50 minutes

Cai Mep Port  
97 km/ 2 hour 30 minutes

## Roadway



National Road No. 13  
18 km/ 15 minutes

# INFRASTRUCTURE



## Power Supply

EVN power sources  
3x63MVA



## Water Supply

Phase 1: 2,500m<sup>3</sup>/day  
Phase 2: 15,000m<sup>3</sup>/day



## Waste Treatment

Capacity: 10,000  
phase 1 & 2:  
,5000m<sup>3</sup>/day



## Telecommunications

VNPT, Viettel, Fiber,  
ADSL



## Internal Roads

Reinforced concrete flooring  
with surface hardening agent  
to prevent dirt and cracks.

- Main road width: 28-32m
- Sub-road width: 22m



## Dormitories

Exprt accommodation  
:600 beds for first phase  
Second phase: 400  
beds in 2022

# UNIQUE ADVANTAGES

**01**

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Hi-tech sector has a preferential tax rate of 10% for 15 years.

**02**

All-in One service and extra utilities.

**03**

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

**04**

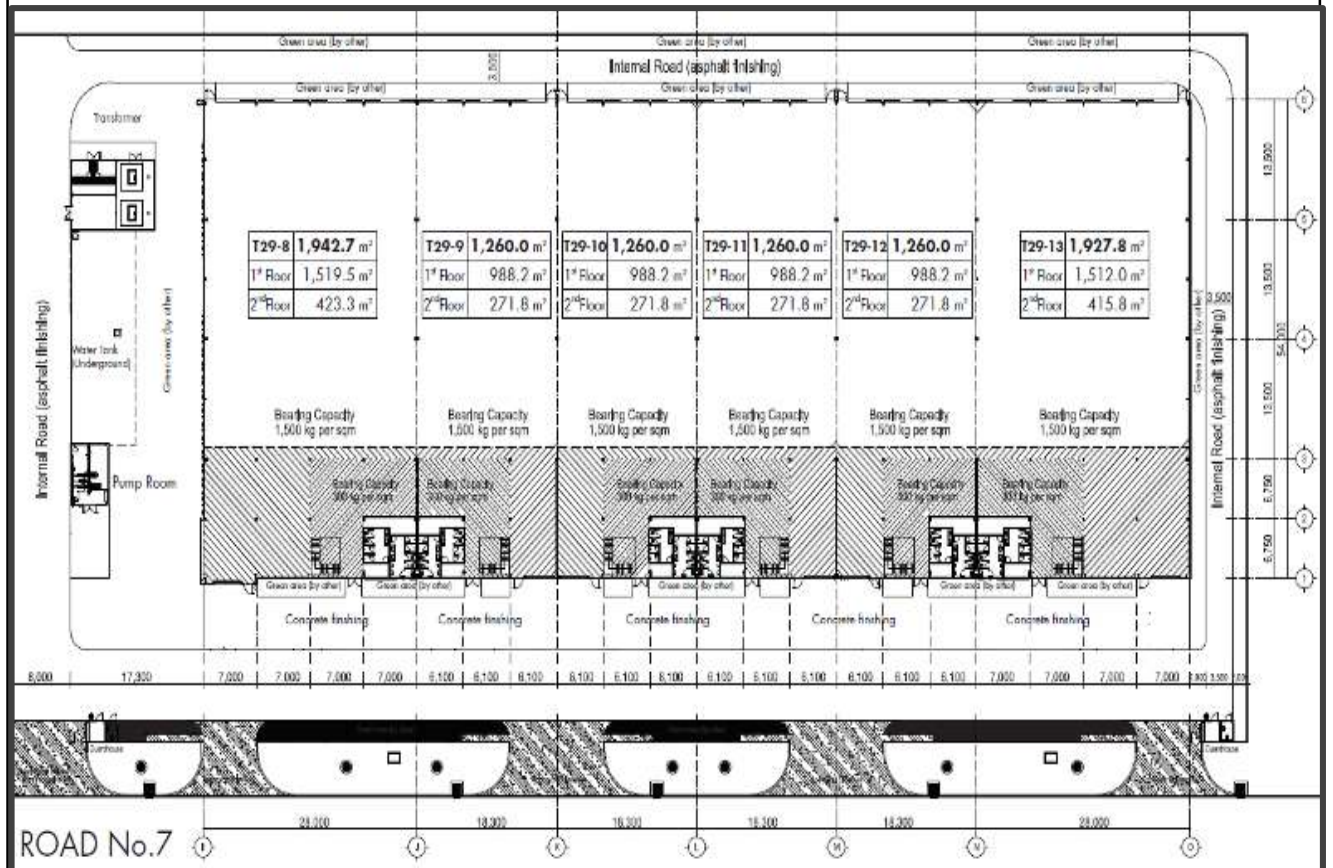
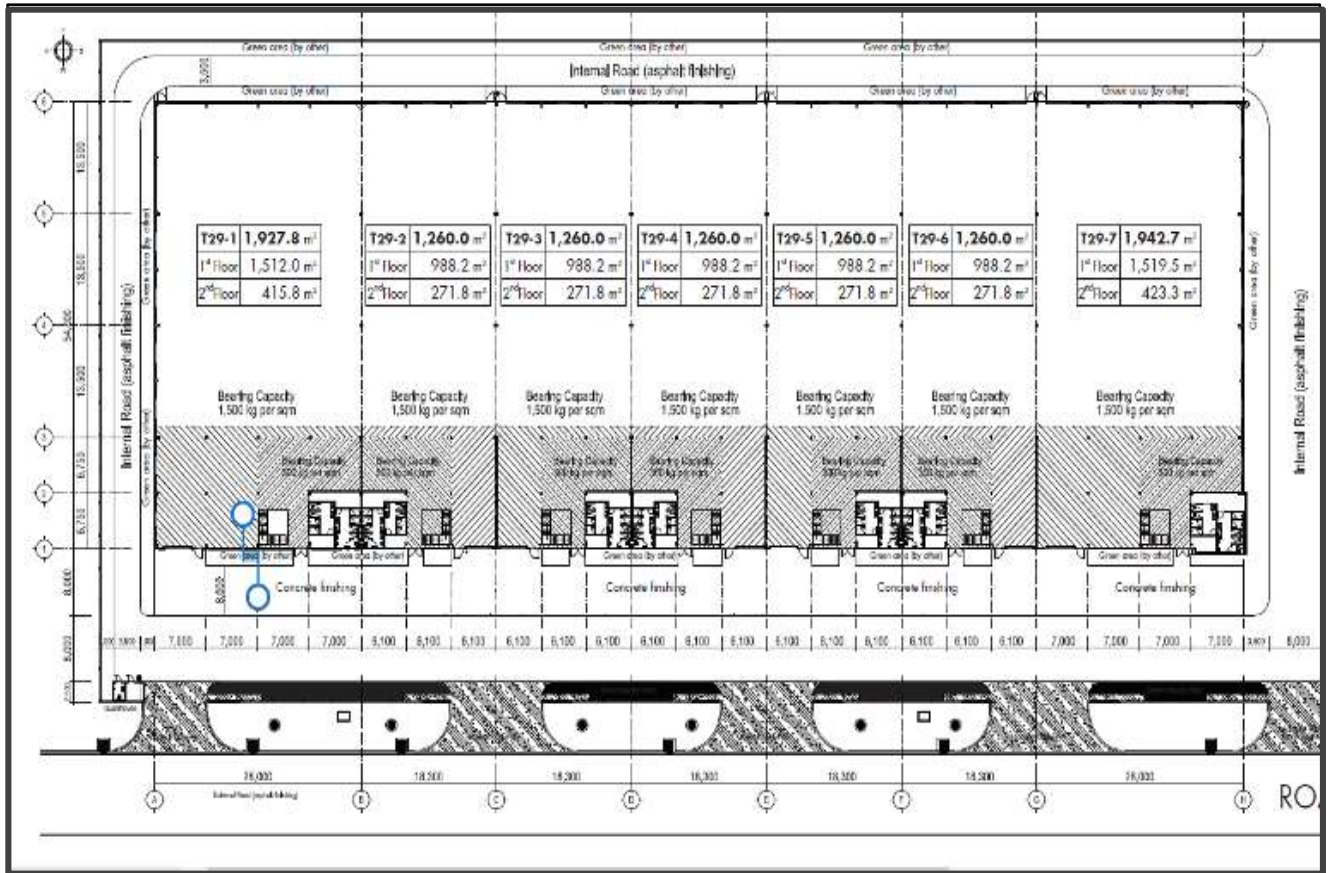
Developer support with HR, recruitment and workshops for updating Tax, legal agreements, custom

**05**

Connecting surrounding provinces by Ring Road No. 4.

**06**

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



# PHOTOS



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



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