

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Duc Hoa
District, Long
An Province



Unit Sizes

3,000 –
10,000 m²



Total project area

19,000
m²



Total leasable area

10,000
m²



Established

2016



Lease Term





2058

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

<div></div> <div>Available GFA</div> <div>10,000</div> <div>m2</div>	<div></div> <div>Min. Lease term</div> <div>03</div> <div>Years</div>	<div></div> <div>Lease price</div> <div>US\$2.6</div> <div>/m2/month</div>	<div></div> <div>Deposit</div> <div>06</div> <div>Months rent</div>
<div></div> <div>Management fee</div> <div>\$0.4</div> <div>/m2/month</div>	<div></div> <div>Water supply fee</div> <div>\$0.6</div> <div>/m3</div>	<div></div> <div>Waste-water fee</div> <div>\$0.26</div> <div>/m3</div>	<div></div> <div>Electricity fee</div> <div>\$0.07</div> <div>/kVh</div>

ACCESSIBILITY

<div></div> <div>HCM CBD</div> <div>27</div> <div>Km</div>	<div></div> <div>TSN Airport</div> <div>32</div> <div>Km</div>	<div></div> <div>Cat Lai Port</div> <div>46</div> <div>Km</div>	<div></div> <div>Highway</div> <div>2</div> <div>Km</div>
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OTHER

<div></div> <div>Loading capacity</div> <div>2t</div> <div>/m2</div>	<div></div> <div>Ceiling height</div> <div>5.5 - 8</div> <div>m</div>	<div></div> <div>Telecommunications</div> <div>VNPT, Viettel, FPT</div>
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SUMMARY

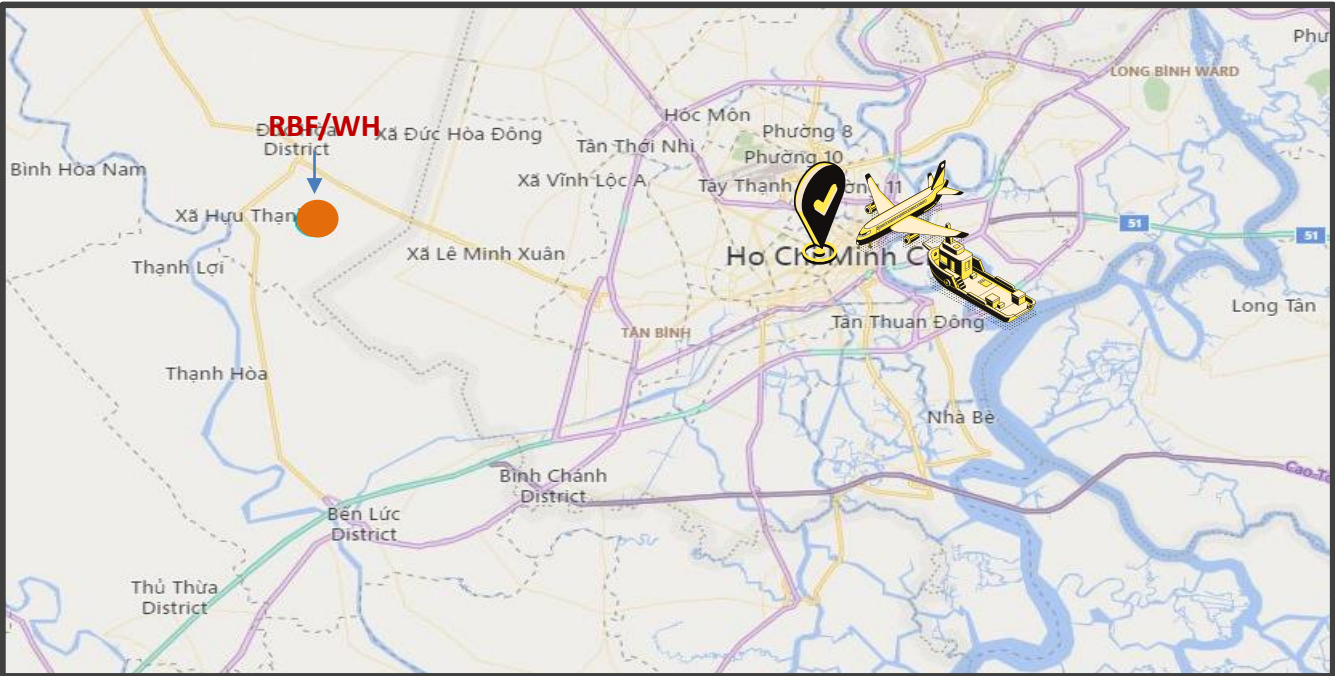
Description

A ready-build-factory with flexible area, scientific design which fit with most light and clean industries.

Location

Located in the priority strategic area named “Forwarding to the East Sea” to develop industry for Ho Chi Minh City and Long An province.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A
27 km/ 49 minutes

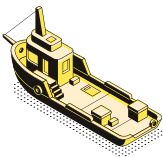
Airways



Tan Son Nhat Airport

National Road No. 50
30 km/ 1 hour 6 minutes

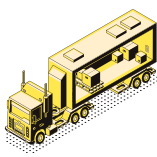
Seaport



Cat Lai Terminal
41 km/ 1 hour 24 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway



National Road No. 1A
10km/ 25 minutes

Ben Luc-Long Thanh (2021)
17 km

INFRASTRUCTURE

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Power Supply

Power station:
110kV/22 2x63MVA



Water Supply

Capacity of water
supply: 80,000m³/day



Waste Treatment

Capacity of waste
water: 20,000m³/day



Telecommunications

VNPT, Viettel, FPT



Internal Roads

- Reinforcement ground
- Main road width: 20m
- Sub-road width: 12m



Dormitories

River port

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 Service

03

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

04

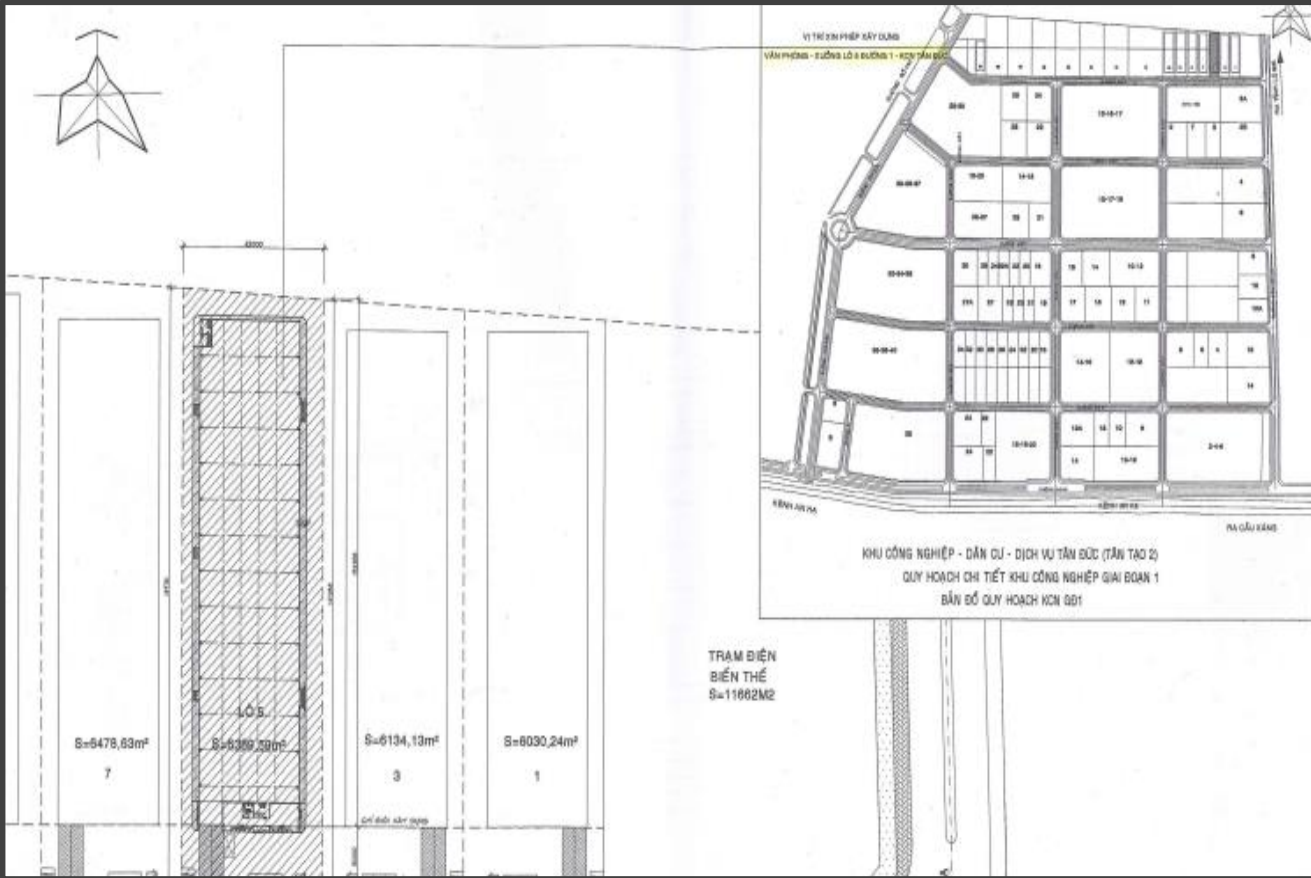
Easily access to technical infrastructure, labor resources, consumption market and professional services from Ho Chi Minh City

05

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

06

Consultant materials



PHOTOS



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



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