

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Can Giuoc
District, Long
An Province



Unit Sizes

500 –
5,000m²



Total project area

25,450
m²



Total leasable area

25,450
m²



Established

2010



Lease Term

2058

EXECUTIVE SUMMARY

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PROPERTY FEATURES AND COST

 Available GFA 9,000 m2	 Min. Lease term 03 Years	 Lease price US\$5.1 /m2/quarterly payment	 Deposit 06 Months rent
 Management fee Included in rental fee	 Water supply fee \$0.5 /m3	 Waste-water fee \$0.035 /m3	 Electricity fee \$0.06 /kVh

ACCESSIBILITY

 HCM CBD 20 Km	 TSN Airport 22 Km	 Cat Lai Port 24 Km	 BL-LT Highway 04 Km
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OTHER

 Loading capacity 2t /m2	 Ceiling height 6 m	 Telecommunications Land-line, mobile, and VNPT
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SUMMARY

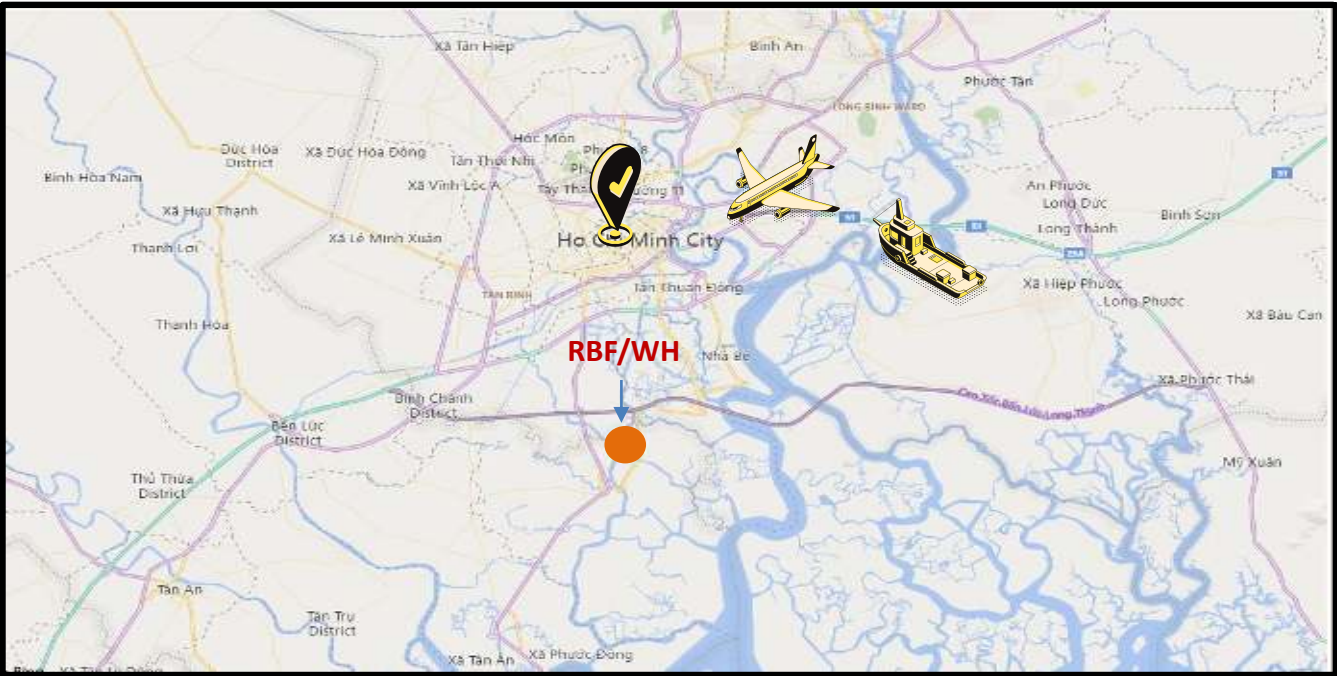
Description

A quality and Japanese standard factory system suitable for food, electronics, metal and high-tech industries.

Location

Located in the key economic region of Southern Vietnam, connecting conveniently with important transport hubs of the region. Located in green-clean IP with completed infrastructure system and enjoy the incentives as indicated by Governmental policies.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
19 km/ 45 minutes

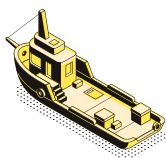
Airways



Tan Son Nhat Airport

National Road No. 50
22km/ 58 minutes

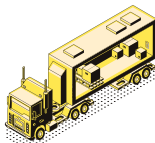
Seaport



Cat Lai Terminal
27km/ 55 minutes

Hiep Phuoc Port
25km/ 46 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

INFRASTRUCTURE

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Power Supply

Two EVN power sources
220kV
Solar power



Water Supply

Capacity of water
supply: 4,800m³/day



Waste Treatment

Capacity of waste
water: 3,000m³/day



Telecommunications

VNPT, ADSL



Internal Roads

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



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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.

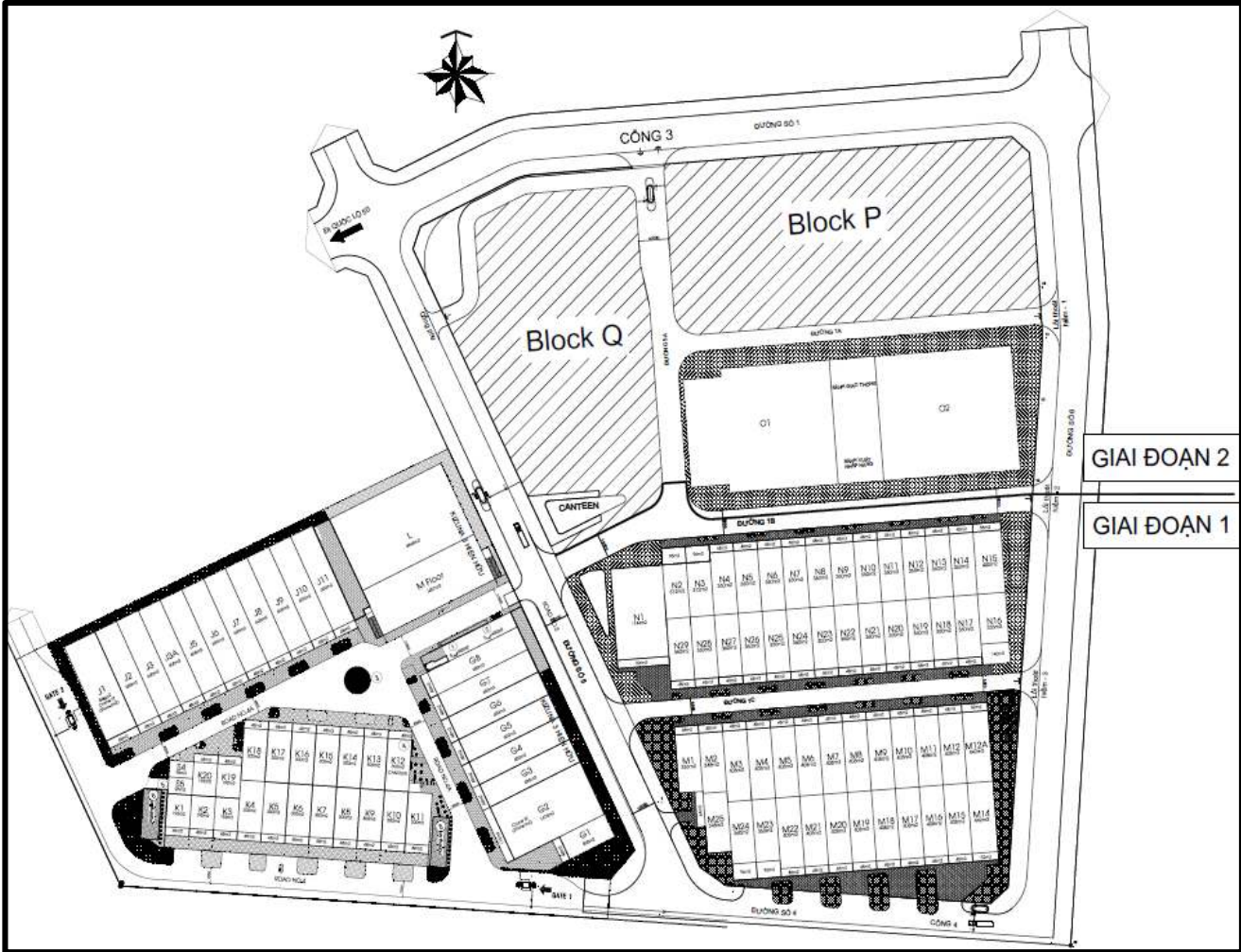
05

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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