savills

HO CHI MINH

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills

Location

Binh Tan District, HCMC

Unit Sizes

6,000m2

Total project area

11,915

m2

Total leasable area (3 floors)

6,000

m2

Established

2006

Lease Term

2046

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST

Available GFA	Min. Lease term	Lease price	Deposit
6,000 m2	03 Years	US$7 /m2/month	06 Months rent

Management fee	Water supply fee	Waste-water fee	Electricity fee
$0.5 /m2/month	$0.5 /m3	NA /m3	NA /kVh

ACCESSIBILITY

HCM CBD	TSN Airport	Cat Lai Port	Highway
16 Km	12 Km	23 Km	7 Km

OTHER

Loading capacity	Ceiling height	Telecommunications
1t /m2	4-4.5 m	VNPT, Viettel, FPT

SUMMARY

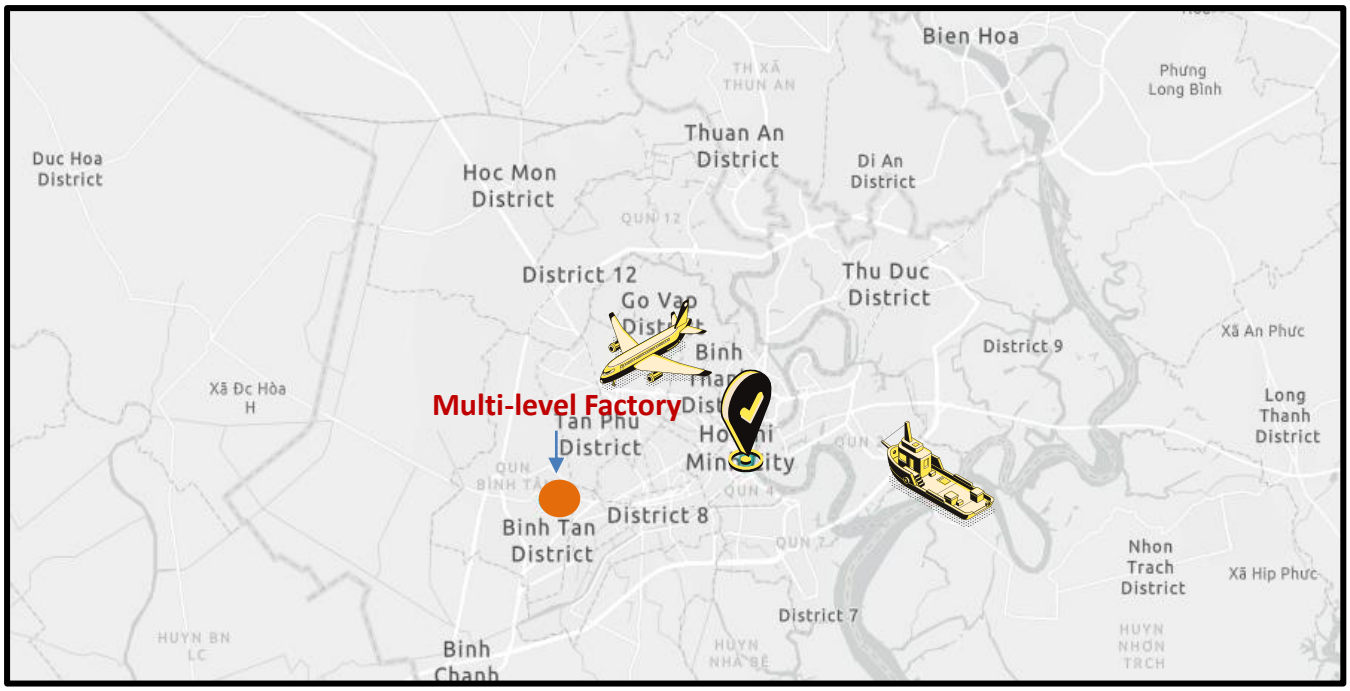
Description

A multi-level factory with total of 3 floors with full equipped utilities such as elevators, garages, generators. A good factory for garment, footwear, wearing apparel, paper and related, etc.

Location

Located in the priority strategic area of Ho Chi Minh City and main ports in South of Vietnam, only 23km to Cat Lai port and 1km to National Road 1A.

LOCATION



TRANSPORTATION NETWORK

CBD

Ho Chi Minh City

National Road 1A
16 km/ 30 minutes

Airways

Tan Son Nhat Airport
12 km/ 41 minutes

Long Thanh Airport (2025)
59 km/ 1h 39 minutes

Seaport

Cat Lai Terminal
23km/ 53 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway

Highway
7 km/ 5 minutes

National Road 1A
1 km/ 3 minutes

INFRASTRUCTURE

Power Supply

Power station: 110kV/22 – 37MW
Voltage: 22kV/ Frequency 50Hz

Water Supply

Capacity of water supply: 15,000m3/day

Waste Treatment

Capacity of waste water: 2,000m3/day

Telecommunications

VNPT, Viettel, FPT

Internal Roads

- Reinforcement ground: 2.85m
- Main road width: 45m

Dormitories

Within HCMC
Close to Highway and national road 1A

UNIQUE ADVANTAGES

01

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

02

Saving cost for transportation and logistic.

Skilled manpower sources

03

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

04

Within HCMC and close Phu My Hung Urban area with many modern urban amendities.

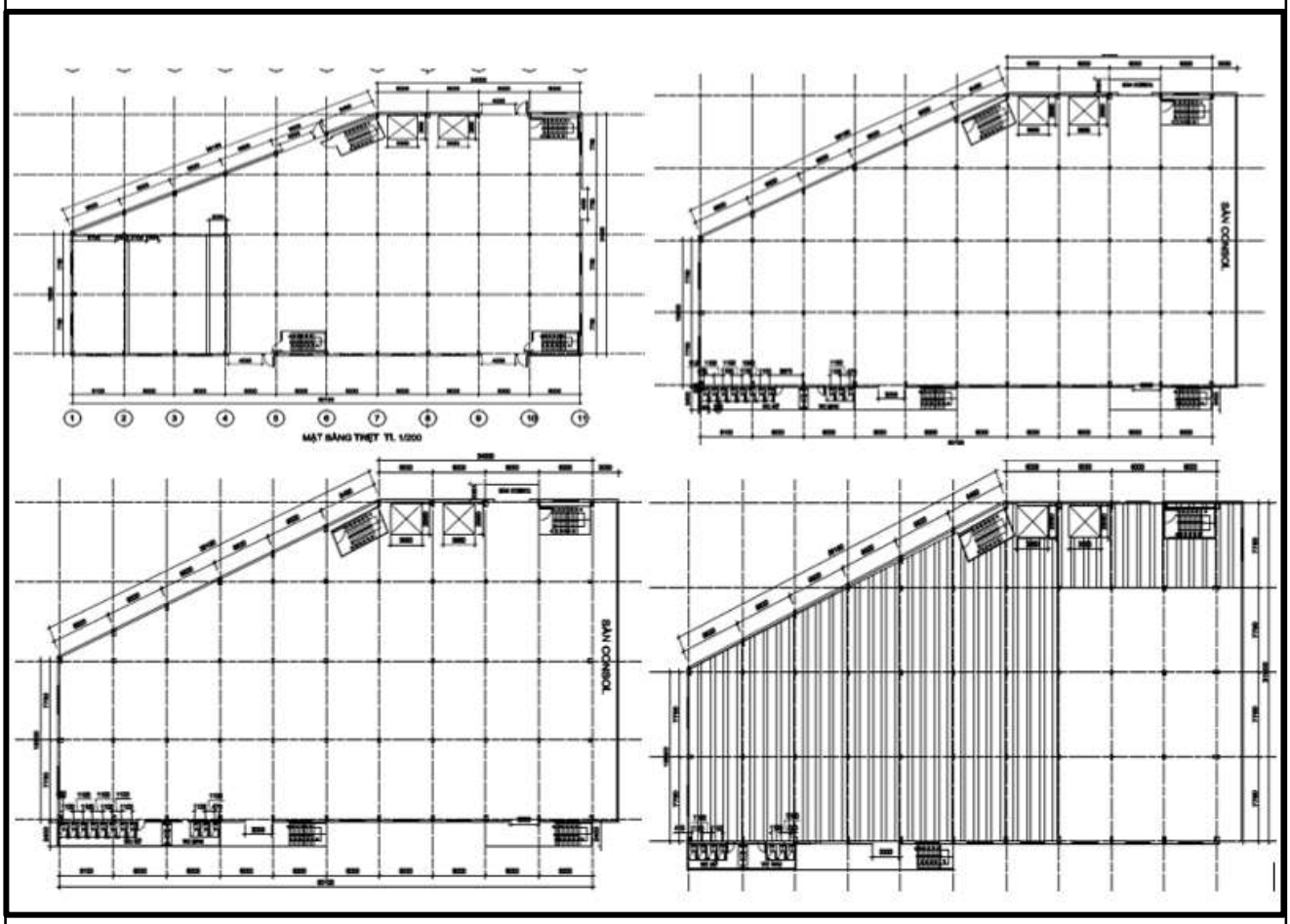
05

Within HCMC and located near the main road, easy access other Souhtern areas.

06

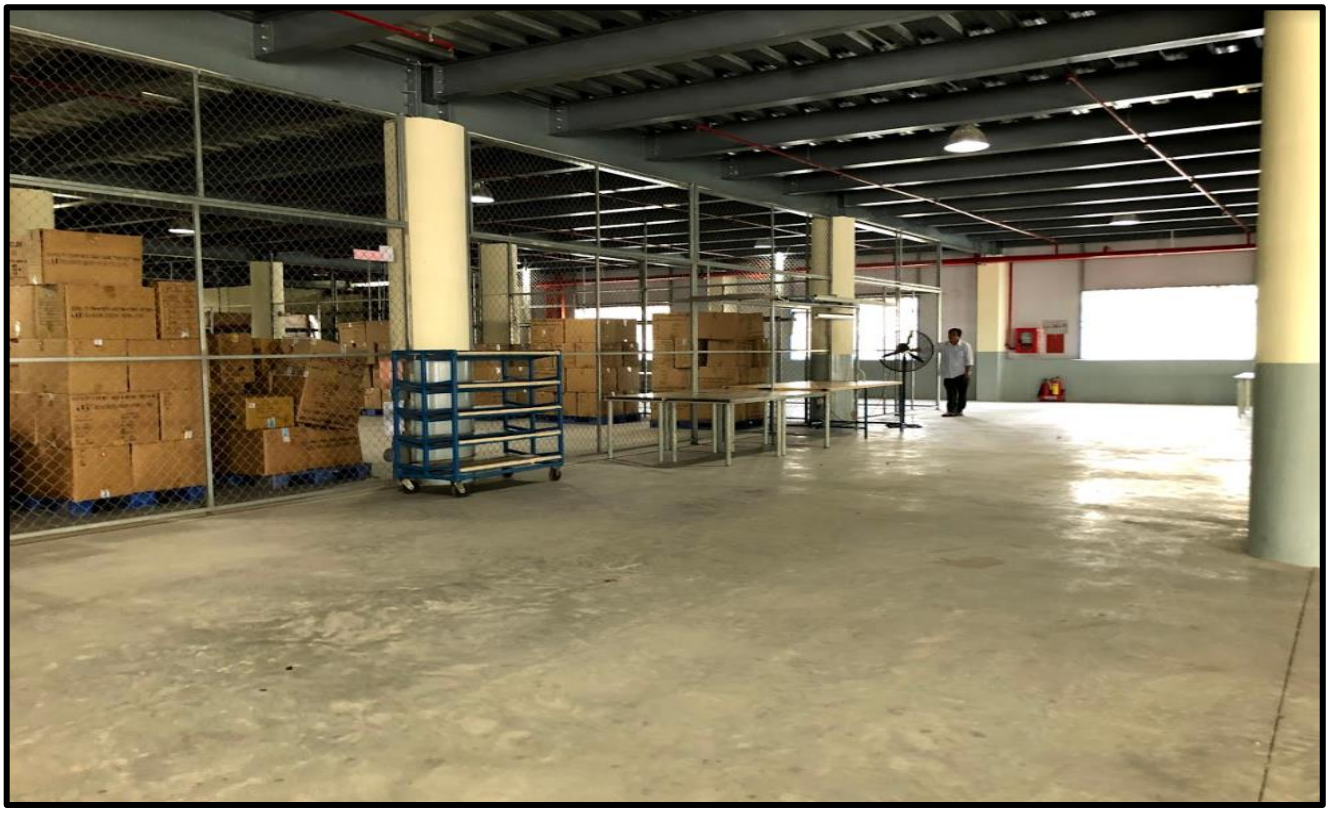
Easily access to technical infrastructure, labor resources, consumption market and professional services of Ho Chi Minh City

MASTERPLAN



savills

PHOTOS



savills

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

MR. JOHN CAMPBELL
Manager
Industrial Services

JCampbell@Savills.com.vn
+84 (0) 986 718 337

Disclaimer

This document is prepared by Savills for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change and these particulars do not constitute, not constitute part of, an o"er or contract; interested parties should not rely on the statements or representations as fact but must satisfy themselves by inspection or otherwise as to the accuracy. No person in the employment of the agent or the agent's principal has any authority to make any representations or warranties whatsoever in relation to these particulars and Savills cannot be held responsible for any liability whatsoever or for any loss however arising from in reliance upon the whole or any part of the contents of this document. This publication may not be reproduced in any form or in any manner, in part or as whole without written permission of Savills.

©Savills 2020