

DONG NAI

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

May 2021

EXECUTIVE SUMMARY – DONG NAI



Location

Nhon Trach
District, Dong
Nai Province



Property type

Industrial Land
(Manufacturing,
processing &
logistics)



Total area

855
ha



Leasable area

51
ha

5



Established

200

8



Lease Term

205

8

EXECUTIVE SUMMARY

PROPERTY FEATURES AND COST



Available area

262

ha



IP Occupancy

51

%



Lease price/m²

\$140

/m²



Deposit

10

% of total lease



Management fee

\$0.6

m²/year



Water supply fee

\$0.54

m³/month



Waste-water fee

\$0.35

m³/month



Electricity fee

\$0.09

/kWh

ACCESSIBILITY



HCMC CBD

50

km



TSN Airport

45

km



Cat Lai Port

31

km



Highway

01

km

OTHER



Road systems

Close to National road 51, 1A, HCM-Long Thanh-Dau Giay Highway



Telecommunication

Modern and fully equipped
Price according to providers
(e.g. VNPT, Viettel)



Supporting services

A complex of commercial, HR and recruitment services

SUMMARY

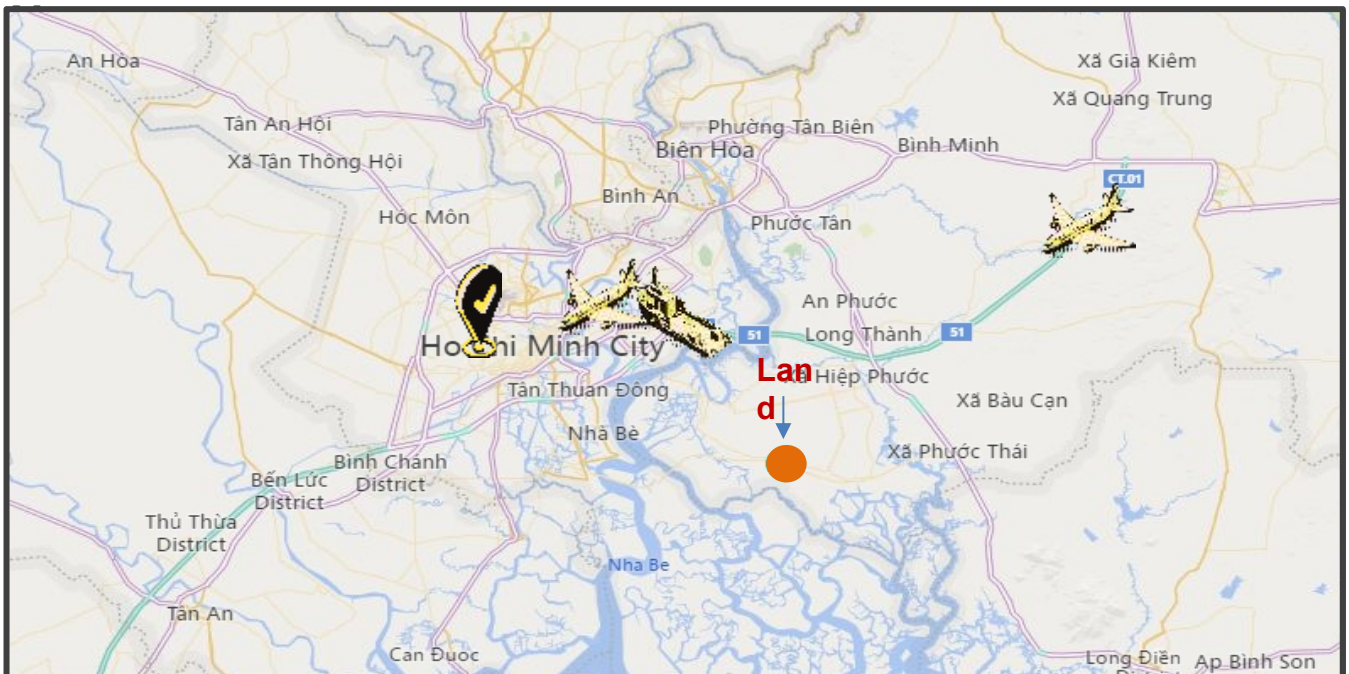
Description

Developed and managed by a renowned industrial developer in South Vietnam, this project has an extremely favorable location near HCMC in addition to position on traffic, goods trade and development of high-tech industries, ancillary industries for airport activities, warehousing and logistics activities. This IP offers manufacturing and logistics land for lease, and factories for lease.

Location

Located near HCMC (45 mins) and future Long Thanh Airport in the southeast of Bien Hoa city facing National Highway 51 in Loc An, Binh Son and Long An communes, Long Thanh district. In which, the industrial land area for building factories is 320 ha. This IP has a convenient location for both waterway and road transport, and is centrally located to major cities

LOCATIO



TRANSPORTATION

NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay HW
50 km/ 1 hour 13 mins

Airways



Tan Son Nhat: 57 km/1 hr 25 mins

Long Thanh: 33 km/ 55 mins

Seaport



Cat Lai Terminal:

20 km/ 60 mins

Roadway



HCM-Long Thanh-Dau Giay HW:
17 km/ 20 mins

17 km/ 20 mins

855

ha

INVESTMENT SECTORS



Construction materials



Electronics & components



Lubricants, gas, LPG, chemicals



Mechanical and auxiliary equip



Garment & textile (not dyeing)



Pharmaceuticals & cosmetics



Ceramics, enamels; glass, crystal



Plastics, rubber

IP

INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- 17% for 10 years
- Corporate income tax exemption 0% (2 first year)
- Import tax exemption for imported goods.

02

Upcoming logistics land plots - strategic location adjacent to HCMC CBD and main south ports - investors save on transportation costs

03

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

04

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

05

Adjacent to National road 1A, 51 and HCM-Long Thanh-Dau Giay highway.

06

Fully completed infrastructure in the industrial park, also having full of utilities and supporting services.

PHOTOS



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



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