

D O N G N A I P R O V I N C E

FACTORY FOR SALE

CONFIDENTIAL

APRIL 2021

EXECUTIVE SUMMARY

savills



Location

Xuan Hiep
Ward, Xuan
Loc, Dong Nai
Province



Land area

30,147
m²



Built GFA

13,098
m²



Price

N/A
Negotiable



Legal status

LURC - confirmed
by owner
LURC fees – paid
upfront



LUR Lease Term

2042

SUMMARY

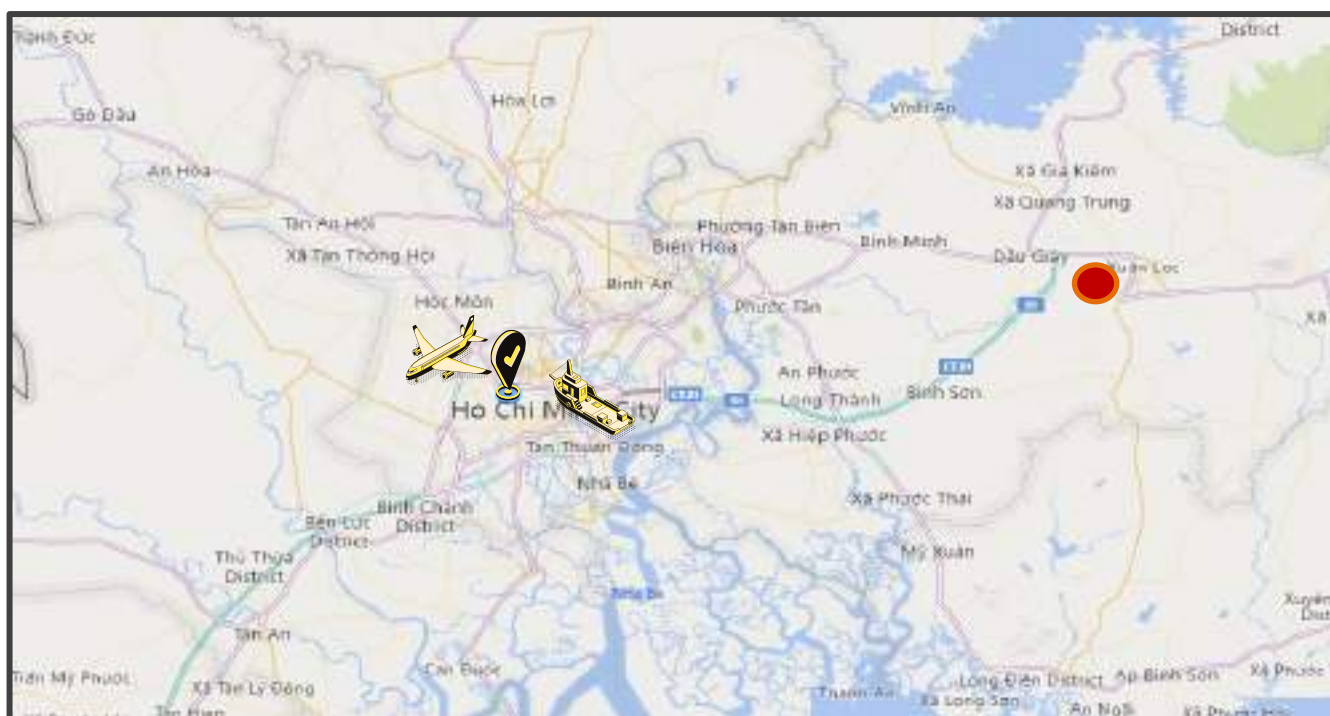
Description

Savills client wishes to sell their apparel production facility in Xuan Loc. The property is on 30,147 m2 land plot with a built up GFA of 13,098 m2 and 9,900m2 of empty land. The facility is 'plug-and-play' as its already connected to key infrastructure and utilities such as electricity, water supply, a waste treatment plant, and fire-fighting systems.

Location

Located in the heart of Xuan Loc, Dong Nai, this property is located inside an established industrial zone (IZ) 1.2 km to National Road 1A, making it attractive for manufacturers. Its location inside an IZ means it has access to the zone's key infrastructure and utilities.

LOCATION



TRANSPORTATION NETWORK

CBD



HCMC CBD

91 km/1 hour 45 mins

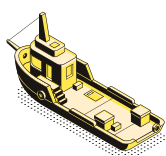
Airways



TSN International Airport

99 km/2 hours 6 mins

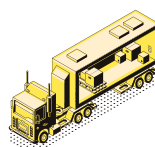
Seaport



Cat Lai Port

85 km/1 hour 36 mins

Roadway



Highway CT1, National Road 1A

1.2 km

SUMMARY

PROPERTY SPECIFICATIONS

Building	Item	Area (m ²)
GFA Building		13,098
Building 1	Office	336
	Sewing + Cutting	5,540
	Storage	740
	Canteen	450
	Toilet	150
Others	Motorbike, car shed, guard room, pump house, compressor room,	694
Building 2	Washing + CTPAT + Finish Good	3,800
	Bike park	744
	STP + ETP, Boiler Room, Toilet, Storage, Loading bay	644
Road coverage area		3,640
Green area		3,509
Empty land		9,900
Total Land		30,147



INFRASTRUCTURE

savills



Power Supply

1,250KVA transformer capacity
IZ: 110/22kV - 25MVA



Water Supply

STP 100 m3, ETP 300 m3
IZ: 7,000 m2 day-night



Waste Treatment

IZ: 5600 m3/day



Telecommunications

Broadband internet
(available)



Road access

1.2 km (2 mins) to
National Road 1A



Other

24-hour security
(including security box)

UNIQUE ADVANTAGES

01

Rising occupancies for industrial properties in Dong Nai: >92%

02

Located within Bien Hoa City, excellent for skilled labor and transportation

03

'Plug-and-play' facility: connected to infrastructure e.g., fire fighting systems, electricity, water supply, waste treatment

04

City location presents an opportunity for buyer to convert usage for a logistics center, showroom, or mixed-use building

05

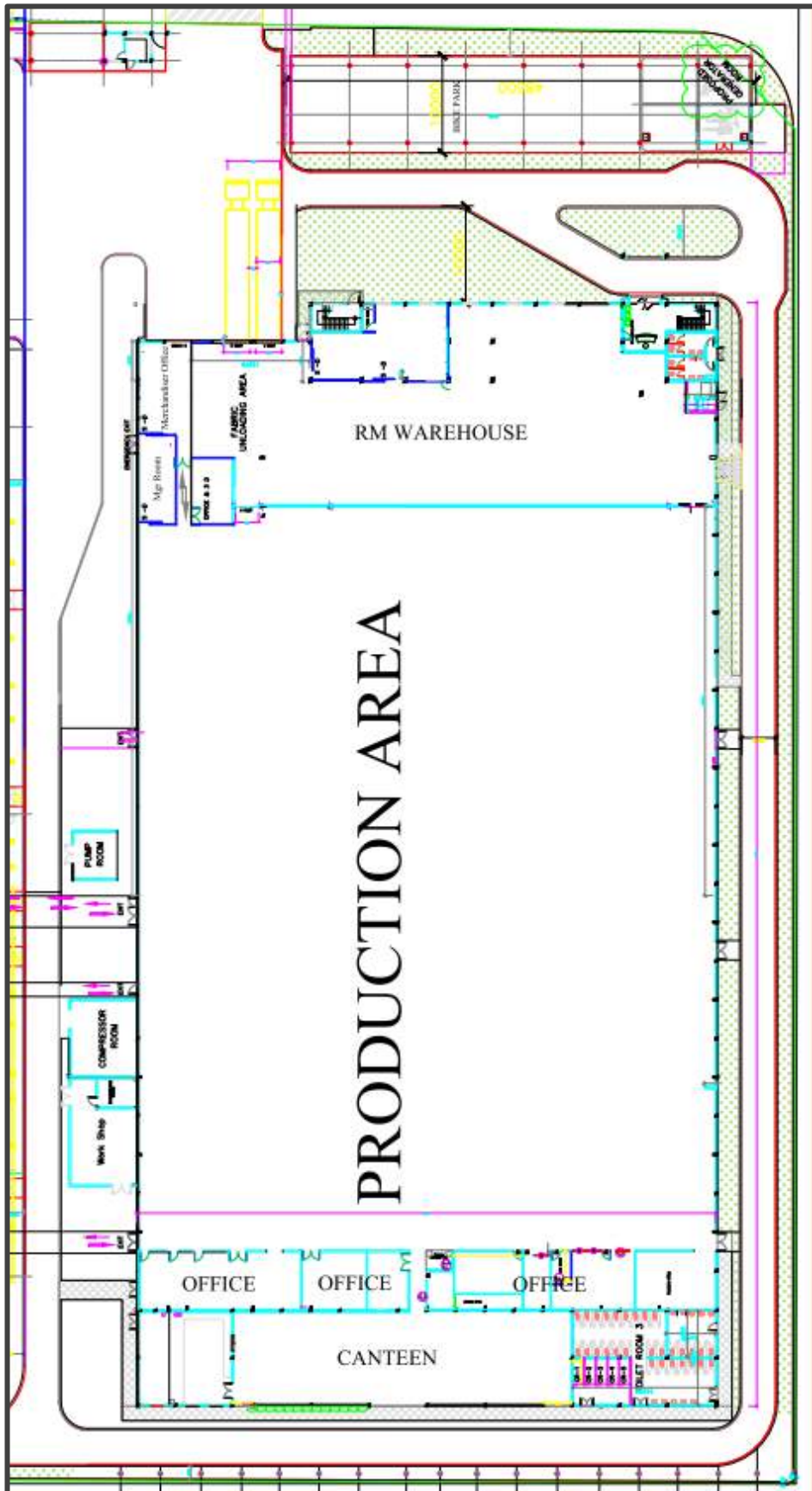
Includes an array of modern equipment ensuring tenant's successful continuation of production

06

Owner open to negotiate price with serious buyers

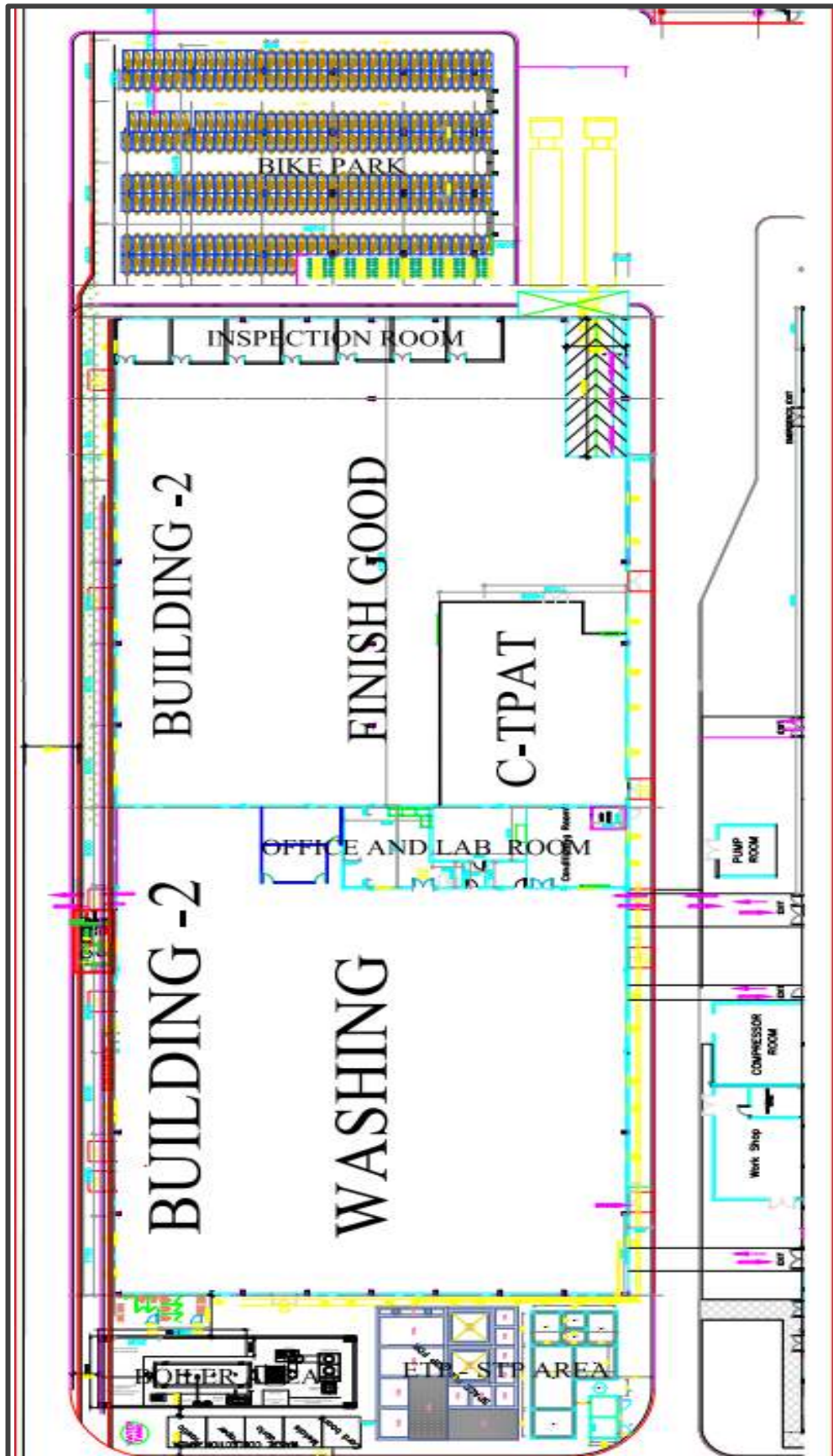
MASTERPLAN

FACTORY LAYOUT – BUILDING 1



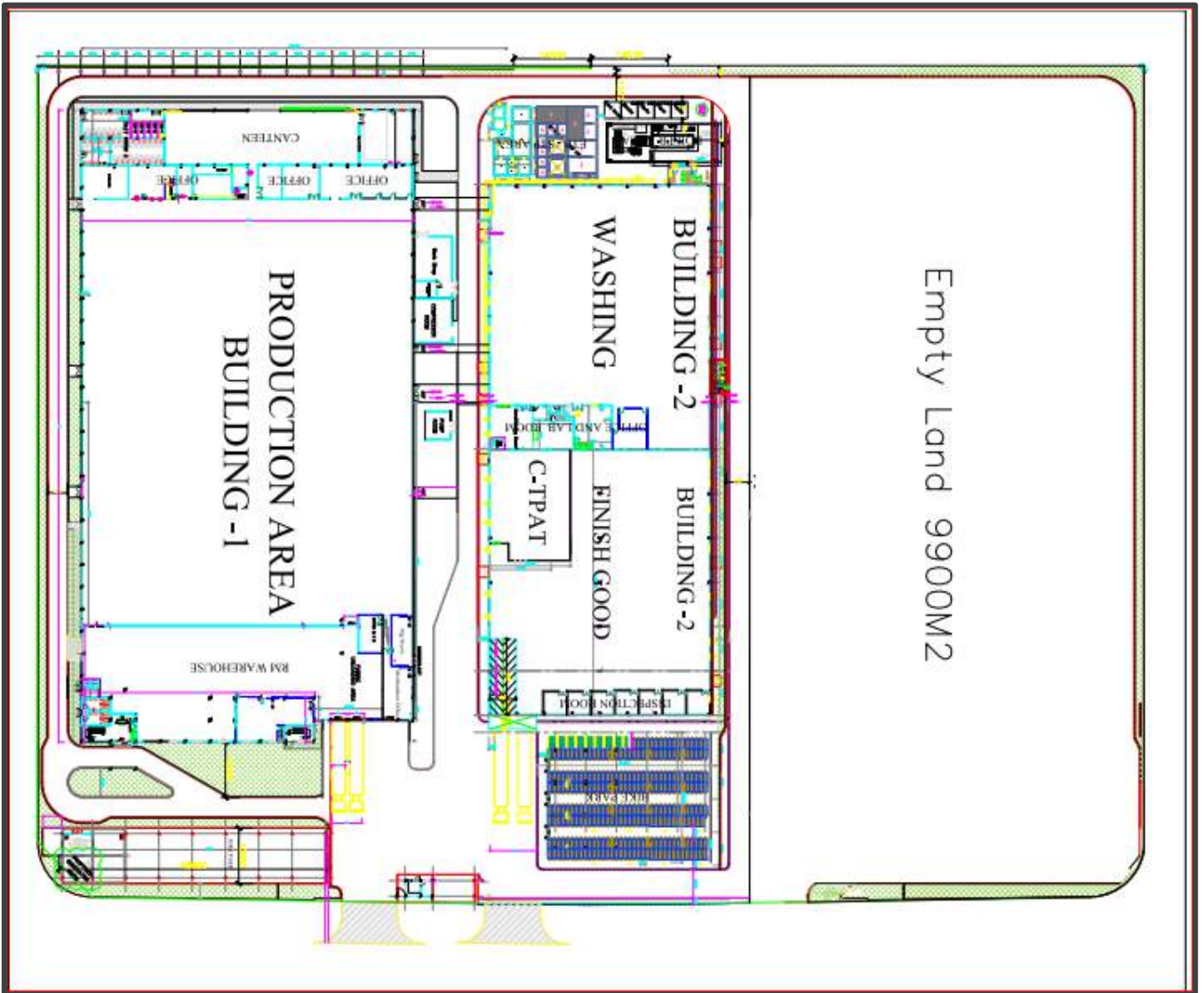
MASTERPLAN

FACTORY LAYOUT – BUILDING 2



MASTERPLAN

LAND LAYOUT



SITE OVERVIEW



- 1: Building 1
- 2: Building 2
- 3: Vacant Land

SITE OVERVIEW



- 1: Building 1
- 2: Building 2
- 3: Vacant Land

PHOTOS (OUTSIDE)



PHOTOS (OUTSIDE)



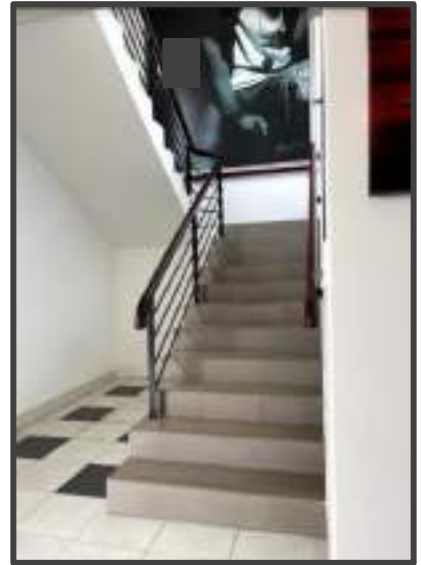
PHOTOS (FACTORY – BUILDING 1)



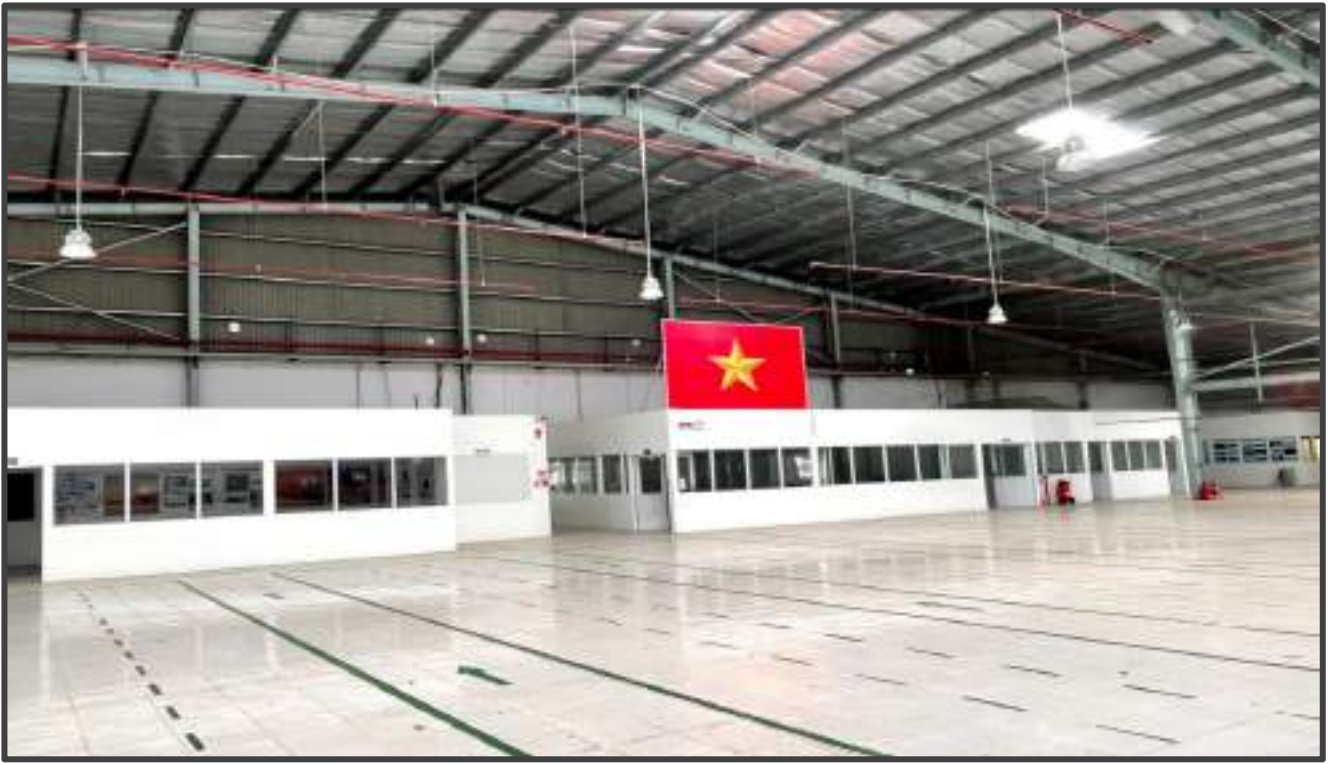
PHOTOS (FACTORY – BUIDLING 1)



PHOTOS (MAIN OFFICES, MEETING ROOMS & KITCHEN)



PHOTOS (PRODUCTION OFFICES)



PHOTOS (WAREHOUSE & STORAGE)



PHOTOS (FACTORY - BUILDING 2)



PHOTOS (FACTORY - BUILDING 2)



PHOTOS (AIR COMPRESSOR ROOM, WATER SUPPLY)



PHOTOS (POWER & WASTE WATER TREATMENT)



PHOTOS (LOADING BAY, PARKING & CANTEEN)



LOADING BAY



CANTEEN



TOILET



PARKING



PARKING LOT FOR WORKERS



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



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