

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

Tan Hiep Ward,
Bien Hoa City,
Dong Nai
Province



Land area

10,500
m²



Built GFA

7,947
m²



Price

N/A
Negotiable



Legal status

LURC - confirmed
by owner

LURC fees – paid
upfront



LUR Lease Term

2042

SUMMARY

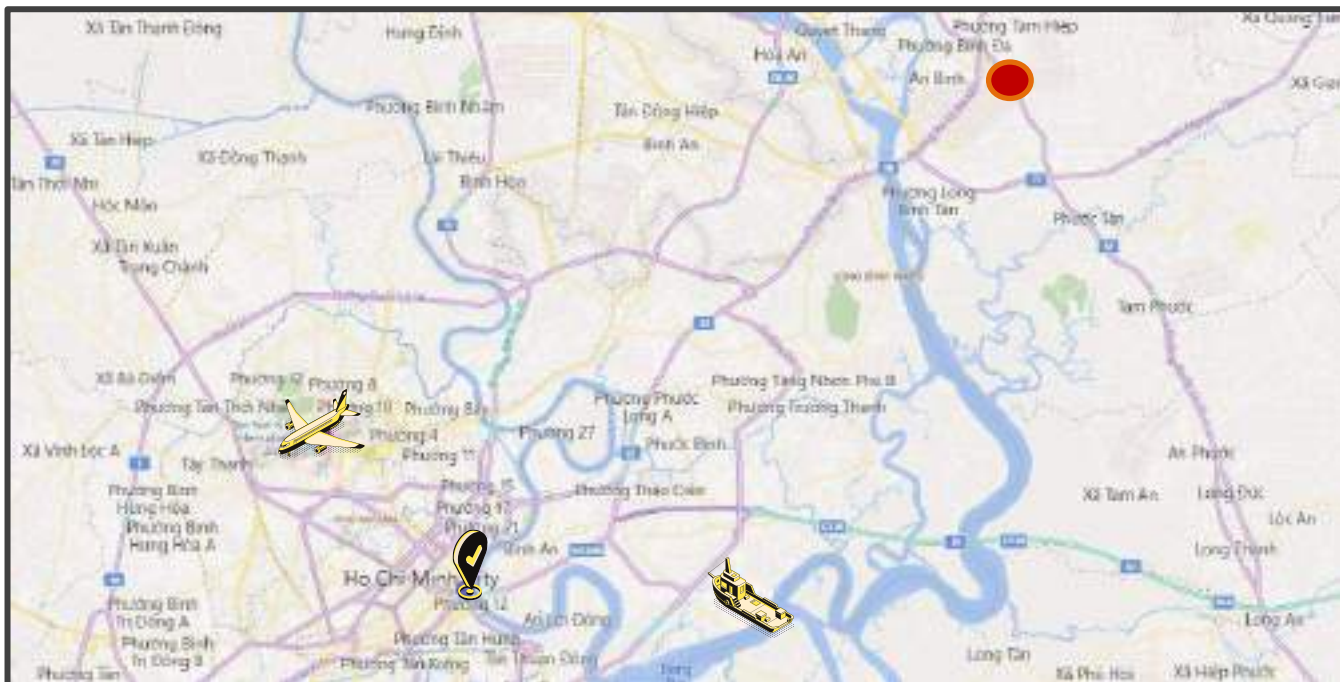
Description

Savills client wishes to sell their apparel production facility in Bien Hoa. The property is on 10,500 m² land plot with a built up GFA of 7,947 m². The facility is 'plug-and-play' as it's 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 Bien Hoa City, Dong Nai, this property faces Dong Khoi road and minutes to National Road 1A, making it attractive for manufacturers seeking access to a skilled labor pool. Alternatively, it's city location presents a potential opportunity for conversion for logistics warehouse or showroom purposes.

LOCATION



TRANSPORTATION NETWORK

CBD



HCMC CBD

28 km/46 mins

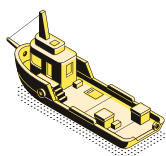
Airways



TSN International Airport

29 km/58 mins

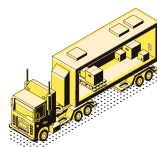
Seaport



Cat Lai Port

26 km/46 mins

Roadway



National Road 1A, QL15

200 m

SUMMARY

PROPERTY SPECIFICATIONS

1. Plot size

Dimension	L	W	Area (m2)
Plot area	134	75	10,500
Land lease term			2042
Balance year			21 years

2. Ground GFA

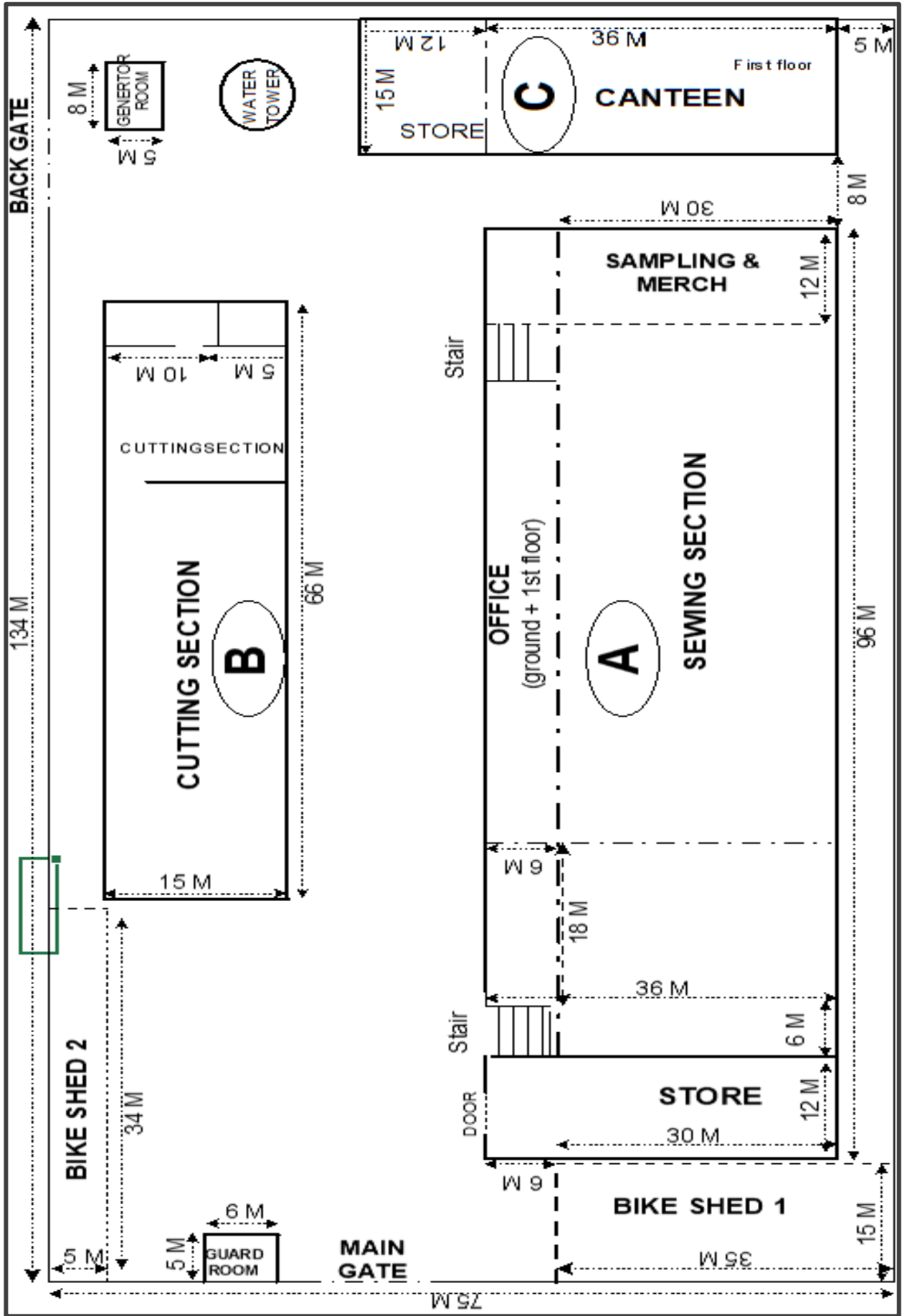
Dimension	L	W	Area (m2)
A. Sewing building	96	36	3,456
B. Cutting building	66	15	990
C. Canteen building	48	15	720
Others			765
Total			5,931
%			59.01%

3. Built GFA

Building	Section	Item	L	W	Area (m2)
A. Sewing building	Ground	Production office	96	6	576
		Sewing	96	30	2,880
	1st Floor	Main office	72	6	432
		Sampling + merch	36	12	432
		Store	36	12	432
B. Cutting building		Cutting	66	15	990
C. Canteen	Ground	Maintenance room	36	15	540
		Fabric room	12	15	180
	1st Floor	Canteen	36	15	540
		Goods	12	15	180
Others		Guard room	6	5	30
		Shed 1	35	15	525
		Shed 2	34	5	170
		Generator room	8	5	40
Total					7,947



MASTERPLAN



INFRASTRUCTURE



Power Supply

1,000 KVA transformer capacity



Water Supply

ETP: 100 m3 day-night



Waste Treatment

100 m3 day-night



Telecommunications

Broadband internet (VNPT)



Road access

Direct access to Dong Khoi Road, and near National Road 1A



Other

24-hour security (including security box)

UNIQUE ADVANTAGES

01

Rare investment opp in Dong Nai: Rising occupancies for industrial properties is >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 fire fighting systems, ceiling fans, chillers

06

Owner open to negotiate price with serious buyers

SITE OVERVIEW



SITE OVERVIEW



PHOTOS (OUTSIDE)



PHOTOS (GROUND – BLOCK A)



PHOTOS (GROUND – BLOCK A)



PHOTOS (OFFICES & MEETING ROOMS – BLOCK A)



PHOTOS (OFFICES & MEETING ROOMS – BLOCK A)



PHOTOS (GROUND – BLOCK B)



PHOTOS (GROUND – BLOCK C)



PHOTOS (GROUND – BLOCK C)



KITCHEN



TOILETS



PARKING



PARKING LOT FOR WORKERS

PHOTOS (UTILITIES & INFRASTRUCTURE)



FIRE PUMP STATION



ELECTRICTY SUBSTATION



WASTE



WATER SUPPLY



ADDITIONAL PARKING



SECURE BACK ENTRANCE

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



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