

H A N O I

FACTORY FOR SALE

CONFIDENTIAL

FEB 2021

EXECUTIVE SUMMARY

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Location

Hoang Mai Dist,
Ha Noi City



Land area

28,000
m2



GFA

16,000
m2



Price

Negotiable



Legal status

- LURC: confirmed by owner
- Land use fees: paid annually

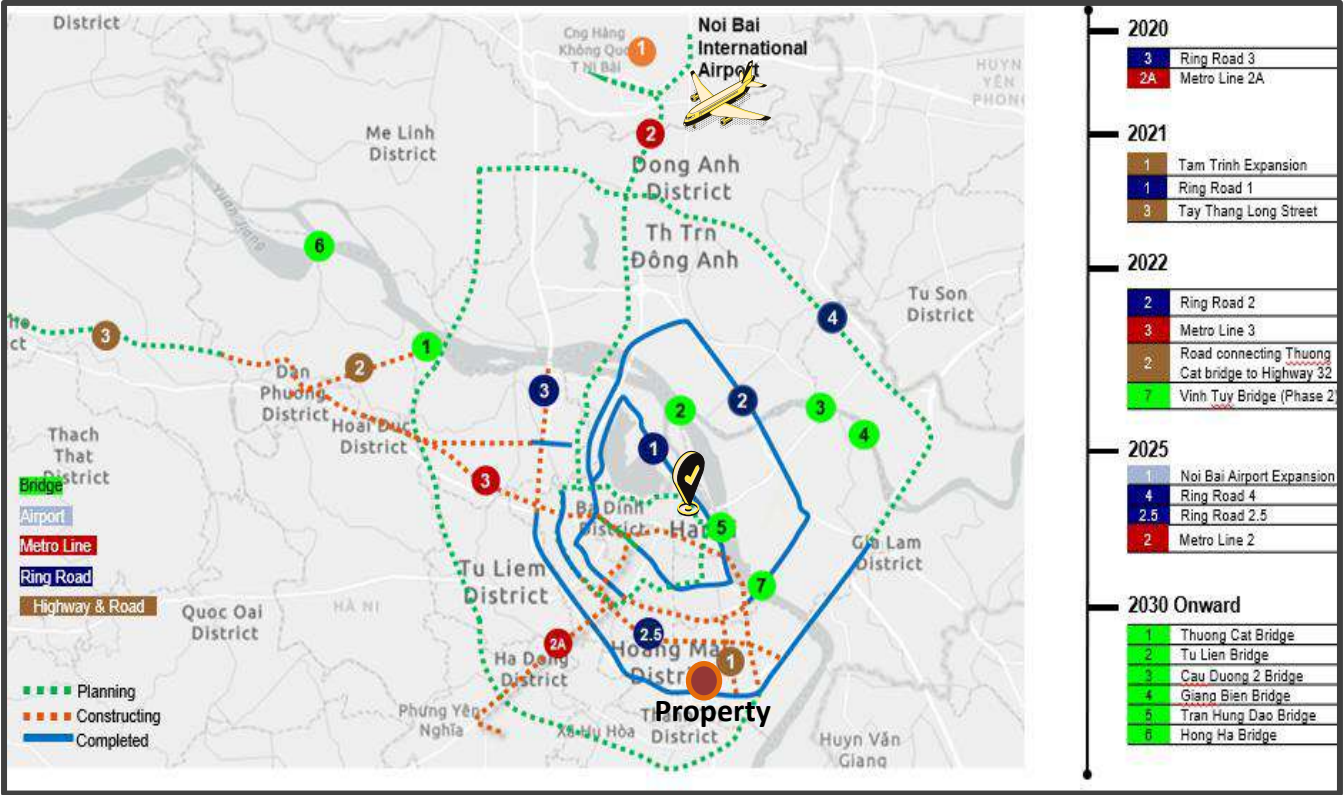


Lease Term

2037

LOCATION

MAP



TRANSPORTATION NETWORK

CBD



Hanoi CBD

09 km

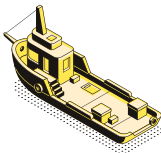
Airway



Noi Bai International Airport

36 km

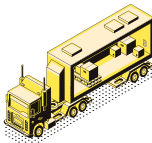
Seaport



Lach Huyen Port

130 km

Railway



Hanoi Train Station

08 km

SUMMARY

Description

Multi-level factory perfectly located in the southeastern part of the Hanoi. The factory was designed with modern specification and the following fully functional areas: office building, workshop, warehouse, parking, water and power systems, and canteen.

Location

The factory is located in Hoang Mai District, right next to National Road 1A - the most important route in Vietnam, connecting four major cities: Hanoi, Da Nang, Ho Chi Minh City and Can Tho. It takes 15 mins to get Hanoi CBD and Hanoi train station.

BUILDING SPECIFICATIONS

Factory/Warehouse

There are 3 factories with a total area of 12,000 m². All entry doors are from 15 - 19 m wide and approx. 6 m in height. There is a main large warehouse and small/medium warehouse surrounding/inside of the factories.

Ceiling heights: 8.6 m – 15.5 m

Floor loading capacities: 3,000 kg/m² – 10,000 kg/m²

Potential to convert for logistics or residential

Office/Other

The office area is a 3-floor building with an elevator and staircase.

There is a demo room and bathroom for each floor. A quality school and engineering center is located right off the building and canteen for employees. It also has its own parking space and garden.

UNIQUE ADVANTAGES

01

Strategic and convenient location near Hanoi consumer markets

02

The infrastructure is completely synchronized and fully functional

03

In a residential area and only 09 km to Hanoi, providing a potential investment 'upside' if converted to residential

04

Potential to renovate or rebuild for warehousing purposes: good for e-commerce companies

05

It has been active since 1994 and full legal procedures

06

Over 100 universities and vocational schools in Hanoi and surrounding areas, possible gives a high skilled labour source

INFRASTRUCTURE

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Power Supply

- 4,100 KVA;
 • Normal hour: 1,555 VND/kWh;
 • Low hour: 1,007 VND/kWh;
 • Peak hour: 2,871 VND/kWh



Water Supply

- 200m3/day
 • 11,615 VND/m3



Waste Treatment

Fee based on 80% of volume used



Telecommunications

Hi-speed and stable optical-fiber internet



Road access

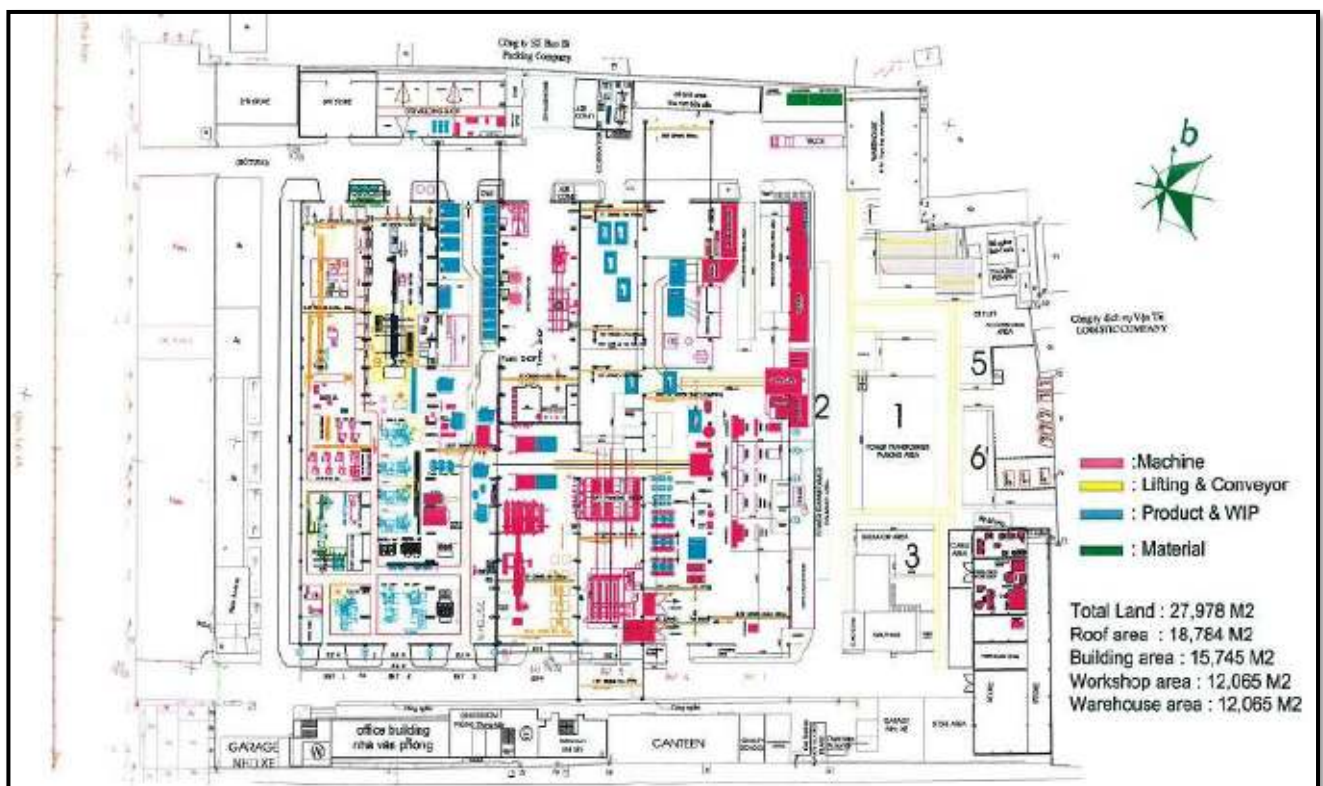
Located off main road in residential area



Others

Canteen, garden, parking areas...

MASTERPLAN



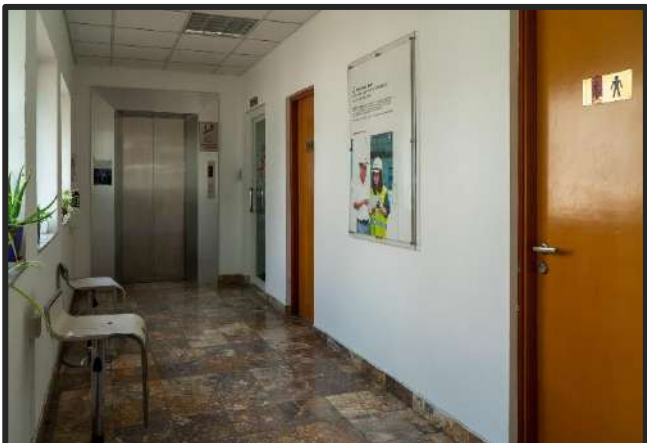
PHOTOS



PHOTOS



PHOTOS



PHOTOS



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



MR. JOHN CAMPBELL
Manager
Industrial Services

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



MR. DO XUAN THANH (RYAN)
Consultant
Industrial Services

DXuanThanh@Savills.com.vn
+84 (0) 984 118 128

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