

BINH DUONG

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY – BINH DUONG



Location

Ben Cat
District, Binh
Duong
Province



Property type

Industrial Land
(Manufacturing,
processing &
logistics)



Total area

493
ha



Leasable area

384
ha



Established

2007



Lease Term

2057

PROPERTY FEATURES AND COST



Available area

32

ha



IP Occupancy

84

%



Lease price/m²

\$150

/m²



Deposit

10

% of total lease



Management fee

\$0.06

m²/month



Water supply fee

\$0.55

m³/month



Waste-water fee

\$0.36

m³/month



Electricity fee

\$0.06

/kWh

ACCESSIBILITY



HCMC CBD

51

km



TSN Airport

42

km



Cat Lai Port

58

km



National Road

500

m

OTHER



Road systems

Extremely close to provincial road DT 744 and National road 13.



Telecommunications

Modern and fully equipped
Price according to provider



Supporting services

Support with IRC, ERC Certs, HR & recruitment, banks, ATMS, shops, etc.

493

ha

Phase 1
183 (ha)

Phase 2
211 (ha)

INVESTMENT SECTORS



Food & Beverages



Electronics



Logistics and transportation



Automotive components



Precision engineering



FMCG



Pharmaceuticals



Supporting industries

IP INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- Tax exemption for 2 years, reduction of 50% of tax payable for the next 4 years.

02

With strategic location adjacent to HCMC CBD and main south ports helps investor save transportation cost, also approach a high-skilled human resource.

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, 13 and My Phuoc-Tan Van highway; and Ring road 4 (2021).

06

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

SUMMARY

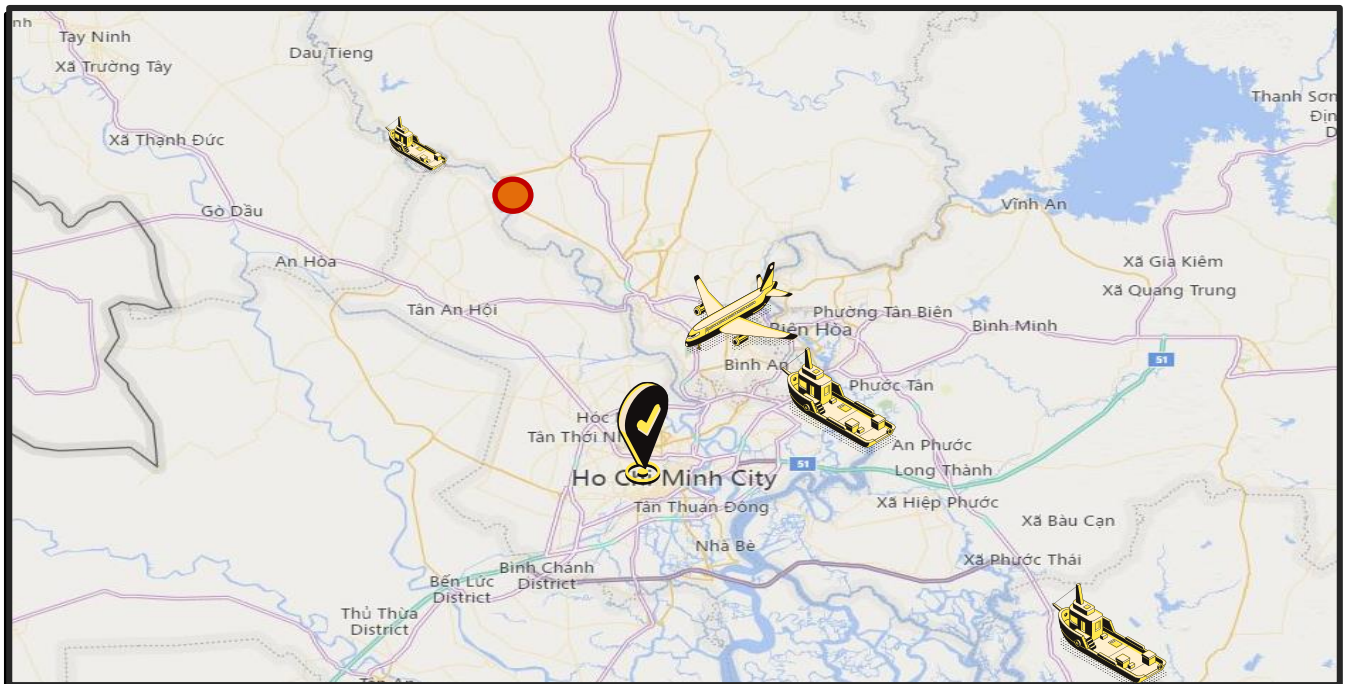
Description

The industrial park with international-standard quality infrastructure. Supporting services and utilities and amenities. Potential industrial park for electronic, food & beverages, precision engineering, FMCG, logistic and other supporting industries.

Location

Strategically location in Binh Duong province. Close to National road 13 and a new highway of Tan Van-My Phuoc, connected the Trans-Asia road and Ho Chi Minh highway and the transport system of whole key southern economic region.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 13
50 km 1 hour 25 minutes

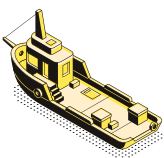
Airways



Tan Son Nhat Airport

National Road 13
46 km 1 hour 32 minutes

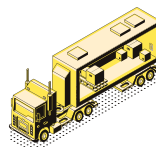
Seaport



Cat Lai Terminal
55 km/ 1 hour 40 minutes

Vinaconex River port
1 km/ 10 minutes

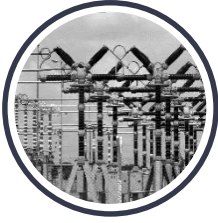
Roadway



National Road 13
2 km/ 7 minutes

Ring road 4 (2021)
1 km/ 5 minutes

INFRASTRUCTURE



Power Supply

Power Station: 3x63 MVA
Voltage: 110/22kV



Water Supply

First stage: 2500 m³/day in
Second stage: 15,000m³



Waste Treatment

Capacity of waste water
treatment: 2,500m³/day



Telecommunications

VNPT, Viettel



Internal Roads

- Asphaltic concrete road with 12 tons loading capacity
- Main road width: 28m with 4 lanes
- Sub-road width: 22m with 2 lanes



Amenities

Park, hospital, commercial center, entertainment center, workshop for rent, office for rent.

Masterplan



PHOTOS



The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top left corner. The text is white and set against a solid yellow rectangular background. The entire page background features a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a three-dimensional optical illusion effect.

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



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