

HO CHI MINH

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Thu Duc
District, Ho
Chi Minh
Province



Property type

Industrial Land
(Manufacturing,
processing)



Total area

27.34
ha



Leasable area

NA
ha



Established

1997



Lease Term

NA

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available area

Contact Team



IP Occupancy

Contact Team



Lease price/m²

Contact Team



Deposit

10
%



Management fee

\$0.06
m2/month



Water supply fee

\$0.56
m3/month



Waste-water fee

\$0.37
m3/month



Electricity fee

\$0.06
/kWh

ACCESSIBILITY



HCMC CBD

14
km



TSN Airport

14.6
km



Cat Lai Port

19
km



Binh Duong CBD

10
km

OTHER



Road systems

Connect direct to National road 13. and 1A.



Telecommunications

Modern and fully equipped
Price according to provider



Supporting services

A complex of commerce and services

SUMMARY

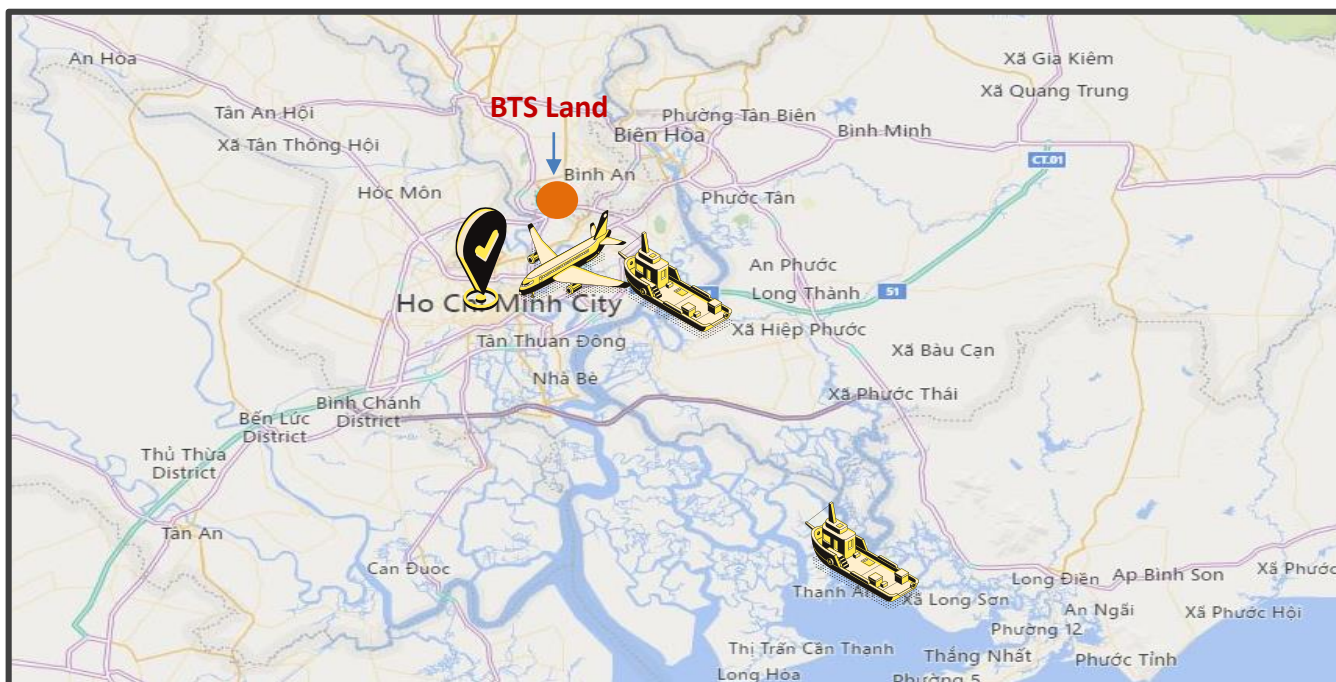
Description

The good quality Industrial Park with well-designed and completed infrastructure. Supporting services and utilities and amenities. Potential industrial park that offers investors built-to-suit warehouse and factory which designed according to the demand of customer on light industry, supporting industry, high-tech industry and logistics.

Location

Strategically location in Ho Chi Minh City, close to Saigon Hi-tech Park (12.8 km) and is situated on a convenient route with Tan Son Nhat International Airport (14.5 km), National Route 1A (1.9 km), Cat Lai Port (19.6 km) and transportation system that connect Binh Duong Province, Dong Nai Province, Ba Ria – Vung Tau Province.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A
14 km / 31 minutes

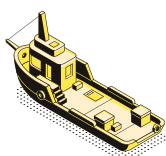
Airways



Tan Son Nhat Airport

National Road
14.6 km / 37 minutes

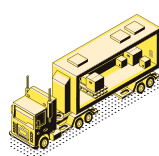
Seaport



Cat Lai Terminal

19 km / 52 minutes

Roadway



National Road 1A
1.7 km / 5 minutes

National Road 13
2 km / 7-10 minutes

27.34

ha

INVESTMENT SECTORS



Automobiles



Electronics



Mechanical



Building materials



Food processing



Supporting industries



Pharmaceuticals, medical equipment



Logistics

IP INFOMATION

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 and Ring road 4 (2021).

06

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

INFRASTRUCTURE



Power Supply

Power Station: 110/15kV
Voltage substation: 15/0.4kV



Water Supply

Capacity: 350m³



Waste Treatment

Capacity of waste water treatment: 1,500m³/day.



Telecommunications

VNPT, Viettel,



Internal Roads

- 5 internal roads with appx. 30 tons load for 40ft. container transport.
- Internal road width: 20m with 4 lanes



Amenities

On-site customs office, On-site ICD, Intergrated Logistic center, bank, post office, commercial center, school, hospital, dormitory, housing.

Masterplan



PHOTO



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 3D optical illusion effect.

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



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