

H U N G   Y E N

# INDUSTRIAL LAND FOR LEASE

C O N F I D E N T I A L

August 2020

# EXECUTIVE SUMMARY – HUNG YEN

savills



## Location

My Hao  
District, Hung  
Yen province



## Property type

Industrial Land  
(Manufacturing,  
processing &  
logistics)



## Total area

**154**  
ha



## Leasable area

**112**  
ha



## Established

**2008**



## Lease Term

**2058**

# EXECUTIVE SUMMARY

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## PROPERTY FEATURES AND COST



Available area

**50**

ha



IP Occupancy

**60**

%



Lease price/m<sup>2</sup>

**\$85**

/m<sup>2</sup>



Deposit

**30**

% of total lease



Management fee

**\$0.6**

m<sup>2</sup>/year



Water supply fee

**\$0.762**

m<sup>3</sup>



Waste-water fee

**\$0.45**

m<sup>3</sup>



Electricity fee

**\$0.065**

kWh

## ACCESSIBILITY



Hanoi CBD

**41**

Km



Noi Bai Airport

**64**

Km



Hai Phong Port

**87**

Km



Highway 05

**0.2**

Km

## OTHER



Road systems

Adjacent to national highway No.5



Telecommunications

Telephone system and high-speed internet available



Supporting services

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

# SUMMARY

## Description

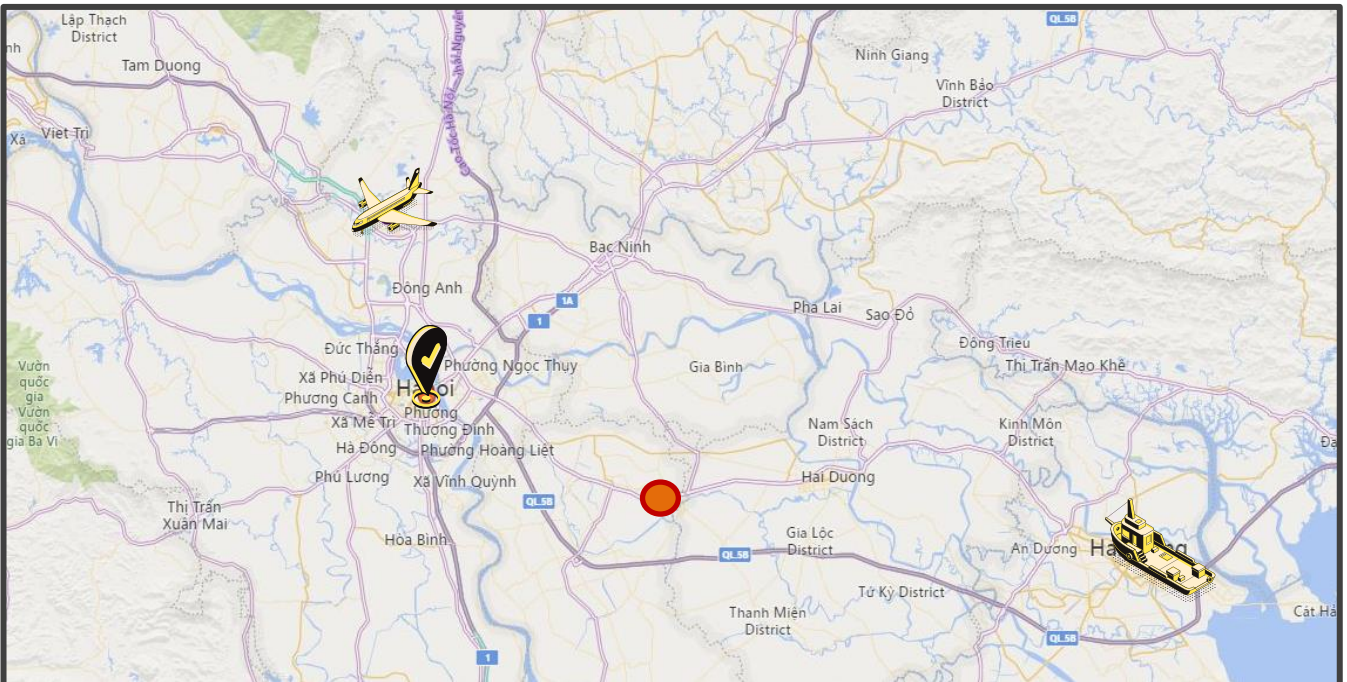
A multi-industry industrial zone, less polluting environment including primary sectors: Industrial assembly, electronics, engineering, food processing, the production of consumer goods, jewelry, motorcycle, automobile components, household electrical appliances

## Location

Located in the center of North Key Economic Zone in My Hao District, Hung Yen with the following surroundings:

- **North:** adjacent to district Road 198
- **South:** adjacent to Highway No. 5
- **South:** near district Road 198B
- **West:** adjacent to Bach Sam residential area

## LOCATION



## TRANSPORTATION NETWORK

### CBD



**Hanoi CBD**

41 km/ 60 mins

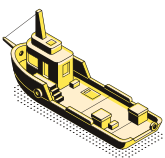
### Airways



**Noi Bai Airport**

64 km/ 75 mins

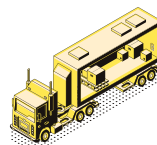
### Seaport



**Hai Phong Port** - 87 km/ 90 mins

**Cai Lan Port** - 122 km/ 110 mins

### Roadway



**Highway No 5**

200 m/02 mins

# 154

ha

Leasable  
112 ha

Vacant  
50 ha

## INVESTMENT SECTORS



Electronics



Building materials



Automotive components



Machinery and equipment



Food & beverage processing



Agricultural product processing



FMCG and consumer goods



Logistics and transportation

## IP INFOMATION

### UNIQUE ADVANTAGES

**01**

Adjacent to national road connecting the major economic areas such as Hanoi, Hai Duong, Hai Phong, Quang Ninh and Noi Bai airport convenient for goods transport

**02**

Large labor force sufficient for the enterprises: 1.25 million people, in which 65% are under 40 years-old employees

**03**

Complete and synchronized infrastructure and amenities for tenants

**04**

Highly – preferred tax incentive policies: exempt CIT for the first 2 years and decrease 50% for the next 4 years

**05**

Investment support by developer: investment certificate procedure, registering and making stamp procedure, procedure to register tax code

**06**

Reasonable lease price for a strategic location with flexible plot division

# INFRASTRUCTURE



## Power Supply

Two sub-station newly equipped transformer 110 kV, capacity of 120 MVA



## Water Supply

5,100 m3/day-night



## Waste Treatment

3,400 m3/day-night



## Telecommunications

Telephone system and high-speed internet



## Internal Roads

Main road: 36m wide  
Branch road: 24m wide  
Road lighting system is installed along the routes.



## Green tree system

Accounts about 10-12% of the total area of the Industrial Park

## Masterplan



# SITE OVERVIEW



# 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 background of the entire page is a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a 3D effect.

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



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