

H O C H I M I N H

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Binh Tan
District,
HCMC



Unit Sizes

6,000m²



Total project area

11,915
m²



Total leasable area (3 floors)

6,000
m²



Established

2006



Lease Term

2046

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

6,000
m²



Min. Lease term

03
Years



Lease price

US\$7
/m²/month



Deposit

06
Months rent



Management fee

\$0.5
/m²/month



Water supply fee

\$0.5
/m³



Waste-water fee

NA
/m³



Electricity fee

NA
/kVh

ACCESSIBILITY



HCM CBD

16
Km



TSN Airport

12
Km



Cat Lai Port

23
Km



Highway

7
Km

OTHER



Loading capacity

1t
/m²



Ceiling height

4-4.5
m



Telecommunications

VNPT, Viettel, FPT

SUMMARY

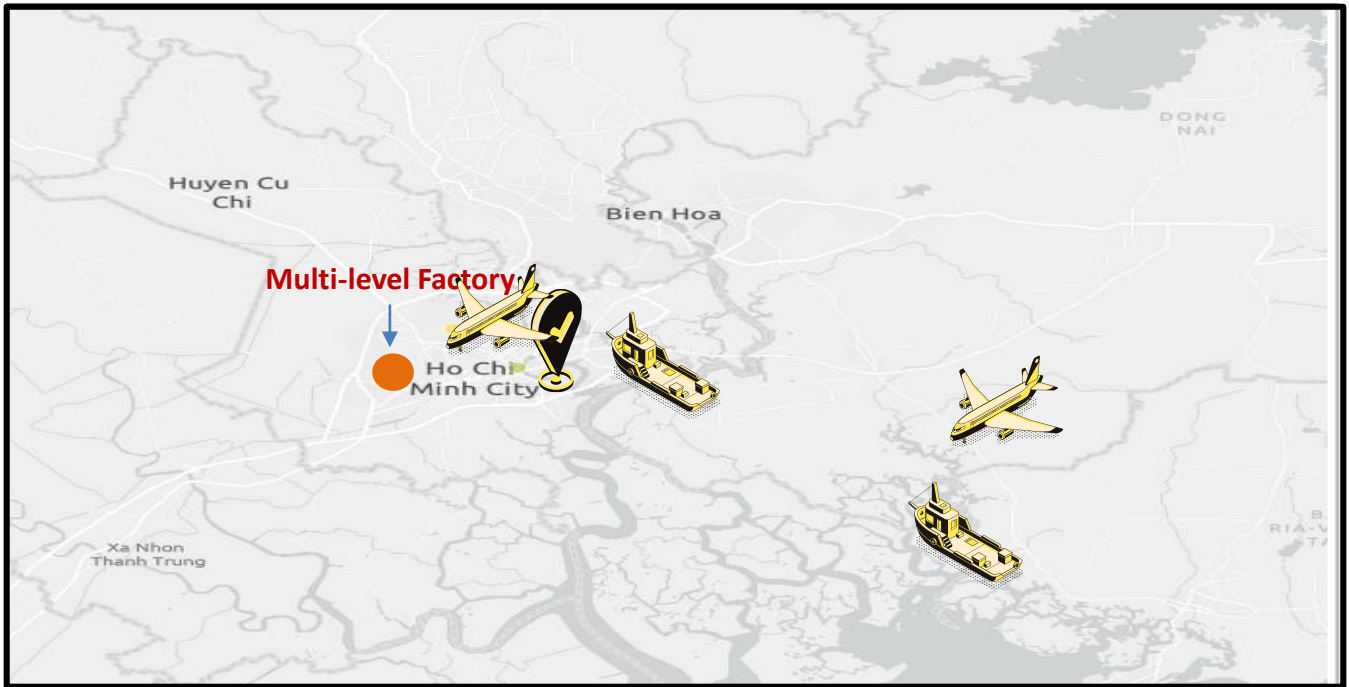
Description

A multi-level factory with total of 3 floors with full equipped utilities such as elevators, garages, generators. A good factory for garment, footwear, wearing apparel, paper and related, etc.

Location

Located in the priority strategic area of Ho Chi Minh City and main ports in South of Vietnam, only 23km to Cat Lai port and 1km to National Road 1A.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A
16 km/ 30 minutes

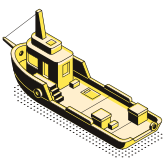
Airways



Tan Son Nhat Airport
12 km/ 41 minutes

Long Thanh Airport (2025)
59 km/ 1h 39 minutes

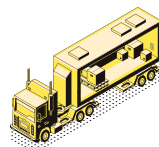
Seaport



Cat Lai Terminal
23km/ 53 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway



Highway
7 km/ 5 minutes

National Road 1A
1 km/ 3 minutes

INFRASTRUCTURE



Power Supply

Power station: 110kV/22 – 37MW
Voltage: 22kV/ Frequency 50Hz



Water Supply

Capacity of water supply: 15,000m³/day



Waste Treatment

Capacity of waste water: 2,000m³/day



Telecommunications

VNPT, Viettel, FPT



Internal Roads

- Reinforcement ground: 2.85m
- Main road width: 45m



Dormitories

Within HCMC
Close to Highway and national road 1A

UNIQUE ADVANTAGES

01

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Cooperation income tax is 20%

02

Saving cost for transportation and logistic.

03

Developer support with IRC, ERC, construction cert., legal services.

04

Within HCMC and close Phu My Hung Urban area with many modern urban amenities.

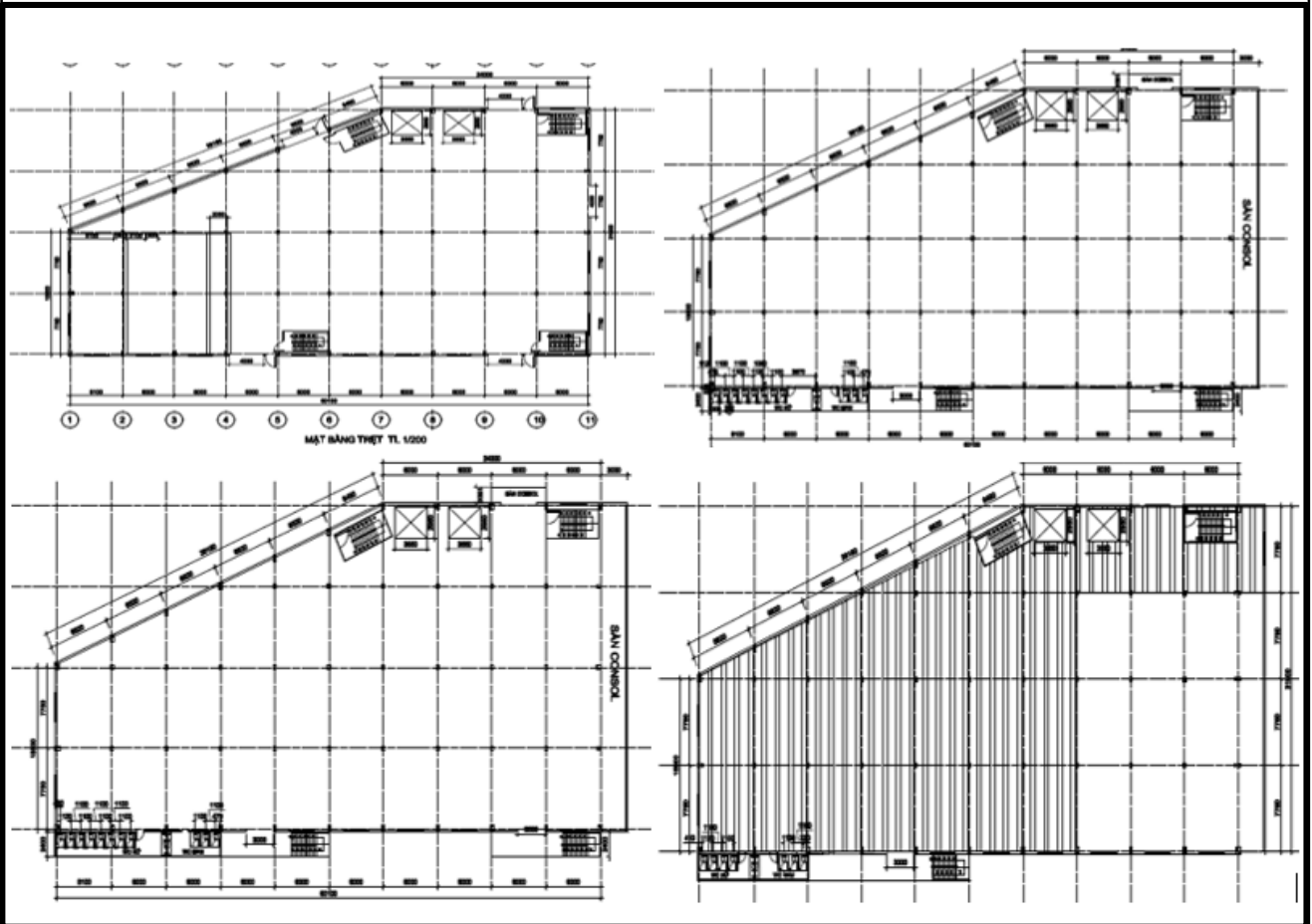
05

Within HCMC and located near the main road, easy access other Southern areas.

06

Easily access to technical infrastructure, labor resources, consumption market and professional services of Ho Chi Minh City

MASTERPLAN



PHOTOS



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



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