

B A C N I N H

WAREHOUSE FOR LEASE

CONFIDENTIAL

Sep 2020

EXECUTIVE SUMMARY

savills



Location

Tu Son,
Bac Ninh
Province



Unit Sizes

> 5,000sqm



Total project area

10
ha



Total leasable area

6
ha



Established

2019



Lease Term

1 – 3 – 5
year

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

18,800

m²



Min. Lease term

01

Years



Lease price

\$5

/m²/month



Deposit

Depends on the lease term



Management fee

Included in lease price



Water supply fee

Depends on actual using



Waste-water fee

Depends on actual using



Electricity fee

Depends on actual using

ACCESSIBILITY



Hanoi CBD

20

Km



Noi Bai Airport

45

Km



Hai Phong Port

110

Km



Highway

10

Km

OTHER



Loading capacity

5t

/m²



Ceiling height

11-14.9

m



Safety & Security

150

CCTV cameras on-site

SUMMARY

Description

- Designed for product flow through and/or storage
- Built with Smart LED lighting and rainwater capture
- Skylights in roof as well down in the walls with ample natural lighting

Location

Located in Bac Ninh, with access to Ha Noi and Hai Phong port

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD

20 km/30 mins

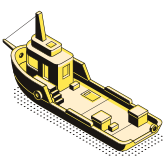
Airways



Noi Bai Airport

45 km/35 mins

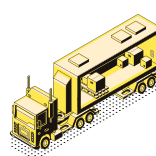
Seaport



Hai Phong Port

110 km/2 hours

Roadway



Hanoi – Bac Giang Highway

10 km/17 mins

INFRASTRUCTURE



Power Supply

- MHE charging locations
- On-site backup power generator



Water Supply

- Fire sprinkler system
- In-rack sprinklers



Internal Roads

- Dedicated inbound and outbound gate
- Covered parking for motorcycles
- Ample parking for trucks



Amenities

- Multi-storey canteen facilities
- Driver amenities and rest area at each gate
- Operations offices and staff amenities adjacent to each dock area



Energy Saving Design

- Smart LED lighting to reduce electricity spend and carbon emissions
- Translucent roofing to allow maximum natural lighting
- Rain-water harvesting used for watering green spaces

UNIQUE ADVANTAGES

01

Favorable geographic location for logistics:

- within 40 minutes to Hanoi
- within 2 hours to Hai Phong port

02

Competitive lease price for warehouse is equipped with state-of-the-art technology.

03

Close to some large manufacturing companies which is convenient for products distribution

04

High standard warehouse facilities: microlistics warehouse management system, motion-sensing intelligent LED system

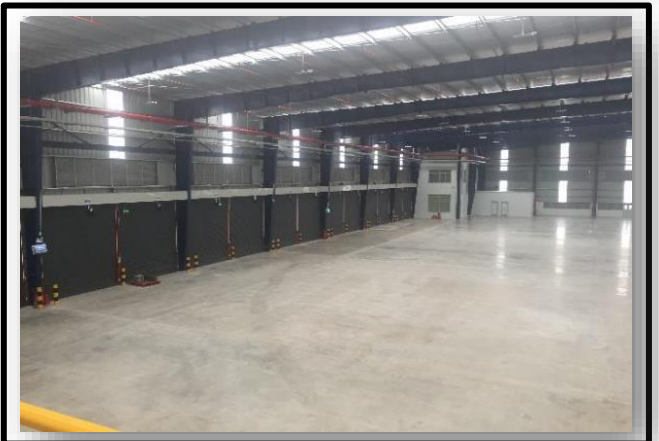
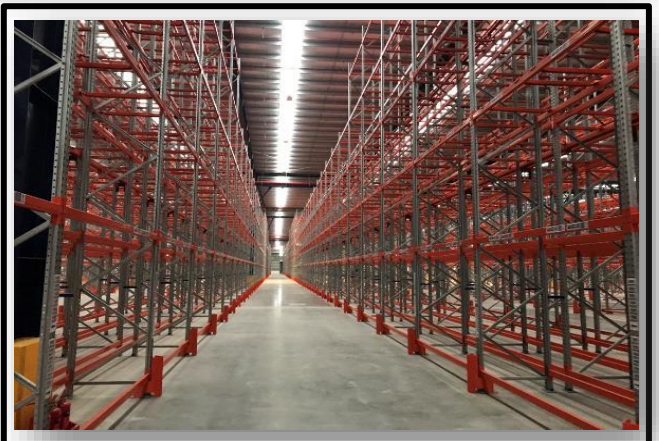
05

Synchronized infrastructure systems to help save transport costs.

06

Fully supported with superior transportation service by developer

PHOTOS



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



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