

LONG AN

WAREHOUSE FOR LEASE

CONFIDENTIAL

October 2020

EXECUTIVE SUMMARY

savills



Location

Can Giuoc
District, Long
An Province



Unit Sizes

1,000 – 2,000
m²
(can combine)



Total project area

17,680
m²



Total leasable area

9,984
m²



Established

2016



Lease Term

2066

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

4,992
m²



Min. Lease term

03
Years



Lease price

US\$5
/m²/month



Deposit

06
Months rent



Management fee

\$N/A



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.35
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

25
Km



TSN Airport

27
Km



Cat Lai Port

23
Km



Highway

1.5
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

12.9
m



Telecommunications

VNPT, Viettel

SUMMARY

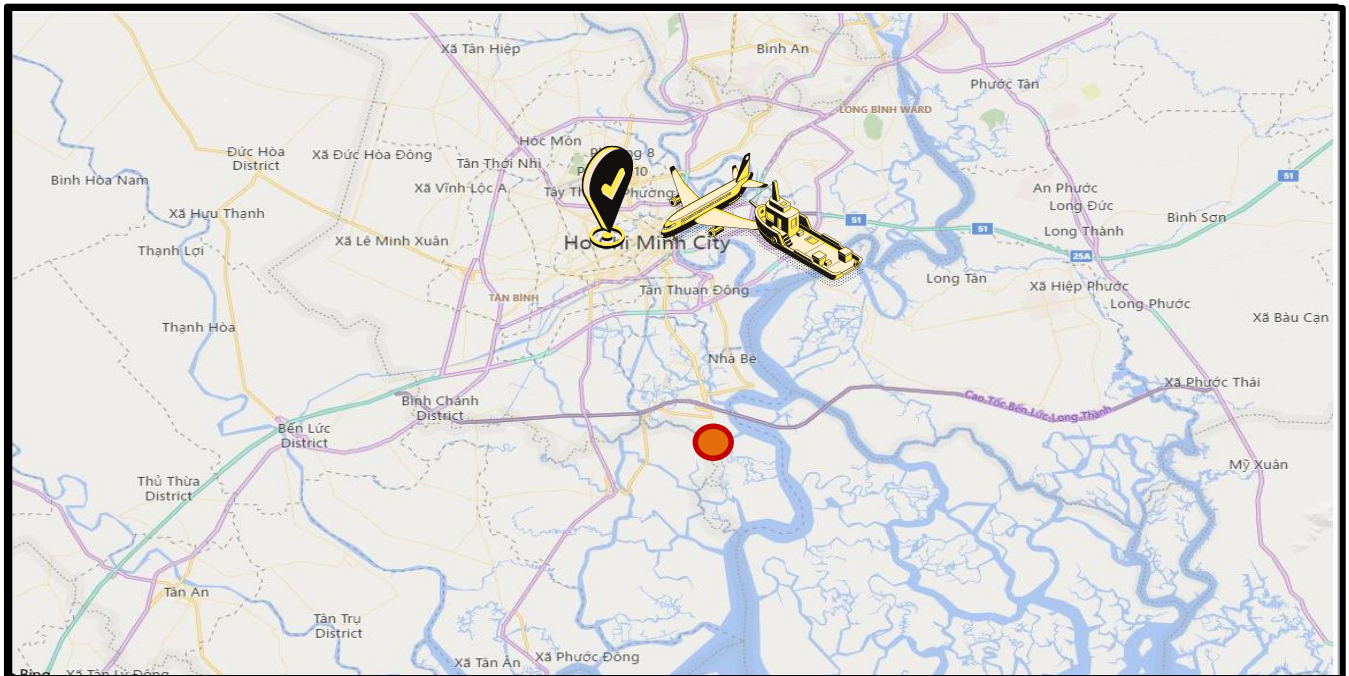
Description

New (2020) international standard distribution center and ready-built warehouse space with flexible unit sizes and quality building specifications, perfect for FMCG, e-commerce and logistics occupiers.

Location

Located only 25 km to HCMC CBD in Long An's priority strategic area, aptly named "Forwarding to the East Sea", this project has ease of access to technical infrastructure, labor resources and consumption markets.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

25 km/ 54 minutes

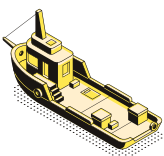
Airways



Tan Son Nhat Airport

27 km/ 60 minutes

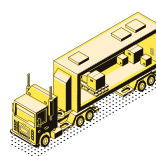
Seaport



Cat Lai Terminal - 23 km/ 52 mins

Hiep Phuoc Port - 8km/ 16 minutes

Roadway



National Road No. 50 - 1.5 km/10mins

Ben Luc-Long Thanh (2021) - 4km

INFRASTRUCTURE



Power Supply

Power station: 1500kVA
Voltage: 22kV/ 380
Frequency 50Hz



Water Supply

Capacity of water supply: 16m³/day



Waste Treatment

waste water capacity: 12.8m³/day



Telecommunications

VNPT, Viettel



Internal Roads

- Reinforcement ground: 2.85m
- Main road width:: 20.8m
- Sub-road width: 14.8m



Dormitories

Access to worker dormitories and residential areas in Can Giuoc, Long An and District 7, HCMC

UNIQUE ADVANTAGES

01

Investment tax incentives:

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

02

Only 25 km to HCMC CBD, providing efficient distribution opportunities for FMCG, logistics and e-commerce occupiers

03

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

04

Ease of access to technical infrastructure, labor resources, consumption market and professional services from HCMC CBD

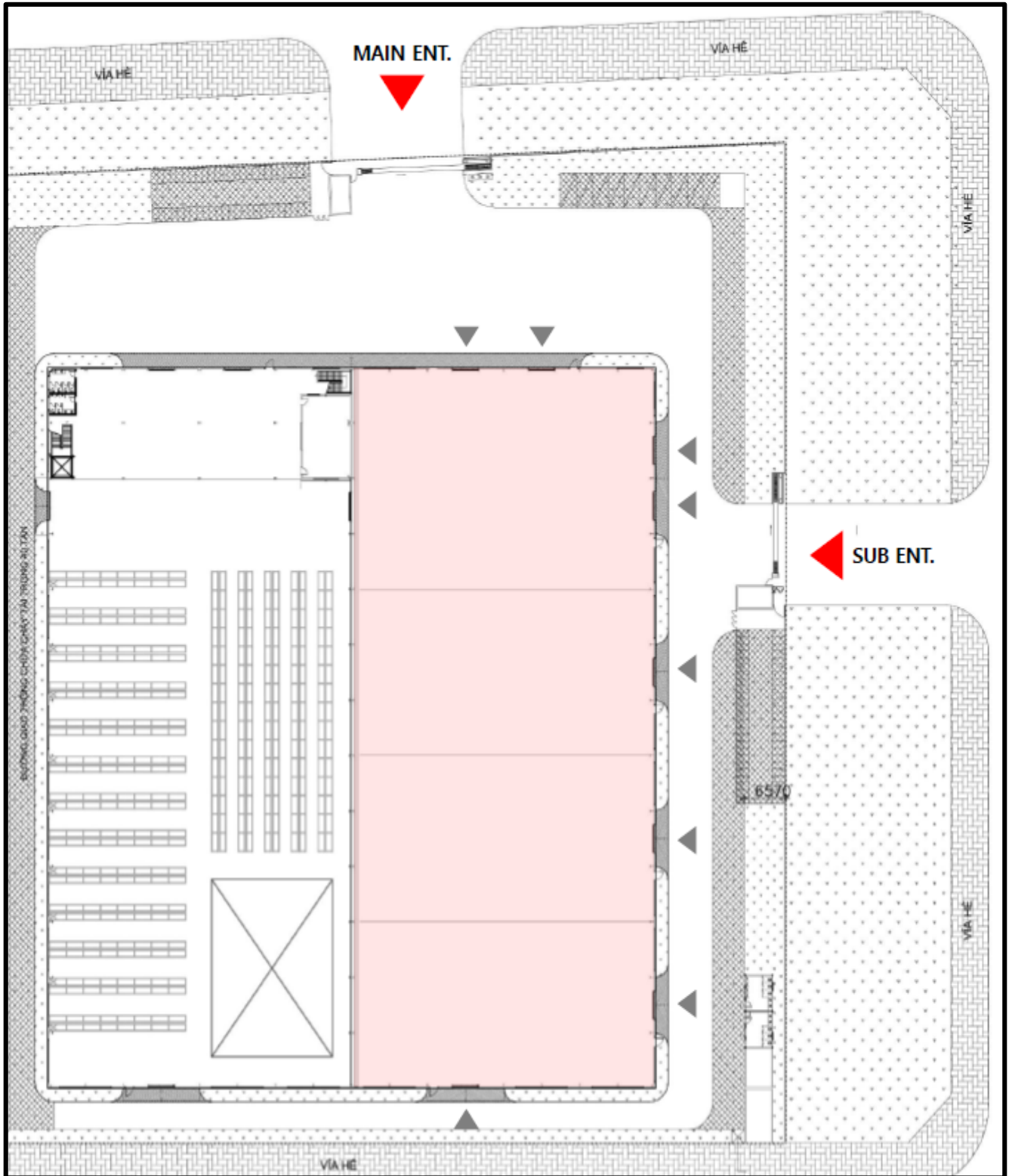
05

Neighboring HCMC and Phu Mu Hung Urban area with many modern urban amenities.

06

'Connective business' environment in master industrial zone

MASTERPLAN



PHOTOS



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



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