

HO CHI MINH

WAREHOUSE FOR LEASE

CONFIDENTIAL

MARCH 2021

EXECUTIVE SUMMARY

savills



Location

Cat Lai IZ,
District 2,
HCMC



IZ Land Lease Term

2048



Total project area

N/A

m2



Total GFA

5,390

m2



Built date

2007



Max Lease Term

5-10

Years

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

5,390
m²



Min. Lease term

01
Year



Lease price

5.5 – 6.0
/m²/month



Deposit

06
Months' rent



Management fee

included
in rental price



Water supply fee

\$0.82
m³/month



Waste-water fee

\$0.39
m³/month



Electricity fee

\$0.2
/kVh

ACCESSIBILITY



HCM CBD

12
Km



TSN Airport

18
Km



Cat Lai Port

4.5
Km



Highway

01
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

8.5 - 11.5
m



Telecommunications

VNPT, Viettel, FPT

SUMMARY

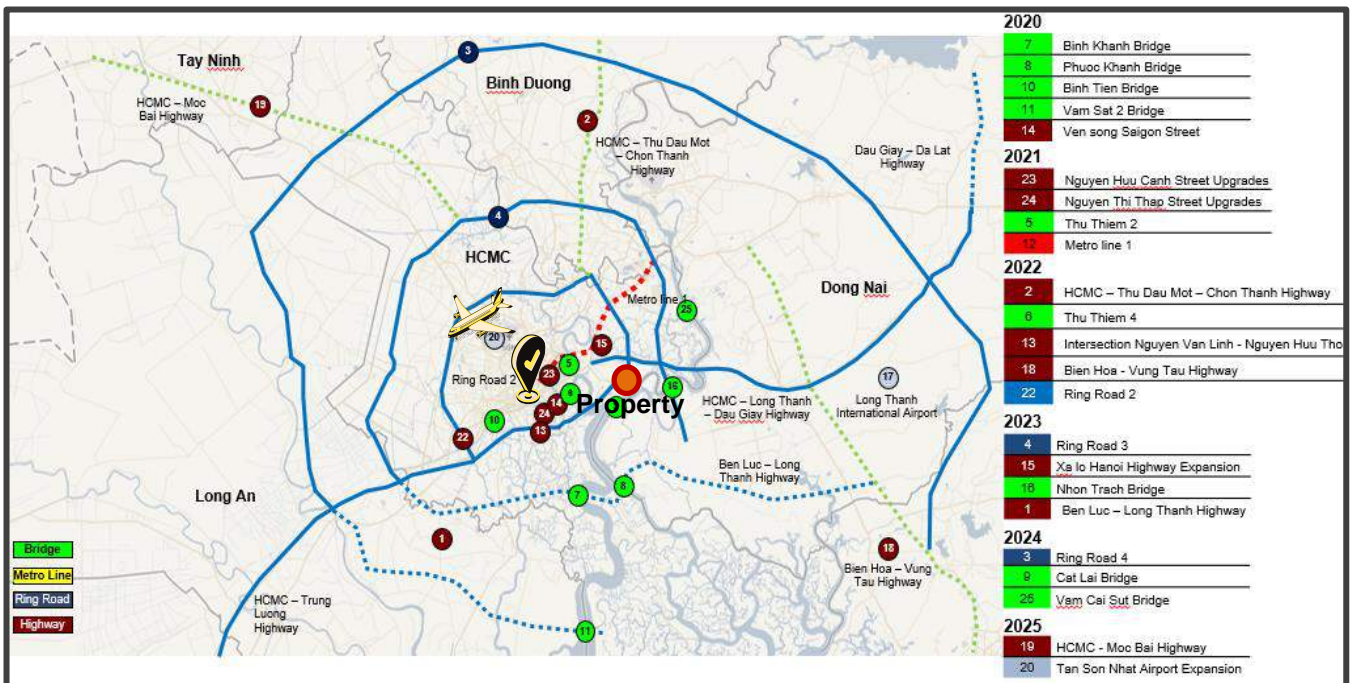
Description

Logistics warehouse facility for lease in Cat Lai 2 IZ. Built in 2007 and consisting of warehouse and office space, toilets, fire & sprinkler systems, and an electricity station. The owner is seeking a new tenant to move in asap.

Location

Located in a priority strategic area only 5.5 km to Cat Lai Port and 12 km to HCMC CBD, this is a rare warehouse leasing opportunity in Cat Lai, with direct access to Vo Chi Cong and Nguyen Thi roads.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

12 km/28 minutes

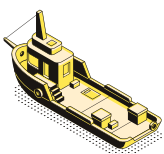
Airways



Tan Son Nhat Int. Airport

18 km/40 minutes

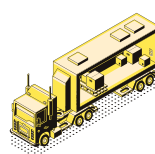
Seaport



Cat Lai Int. Terminal

4.5 km/15 minutes

Roadway



Vo Chi Cong & Nguyen Thi Dinh

Direct Access

INFRASTRUCTURE



Power Supply

Power station: 300kVA
Thu Duc power plant, capacity:
110/15KV



Water Supply

Capacity of water
supply: 8,000 m³/day



Waste Treatment

Capacity of wastewater:
6.000 m³/day



Telecommunications

VNPT, Viettel, FPT



Cat Lai 2 IZ Roads

Main roads: 40 m /4 lanes
Internal roads: 24 m/2 lanes



Additional

24-hour security guards

UNIQUE ADVANTAGES

01

Strategic location in District 2, HCMC - saving costs for transportation and logistic

02

One of the last remaining warehousing lease opportunities in Cat Lai IZ

03

Competitively prices at US\$ 5.5-US\$6/m²/month – HCMC market average is >US\$6/m²/month

04

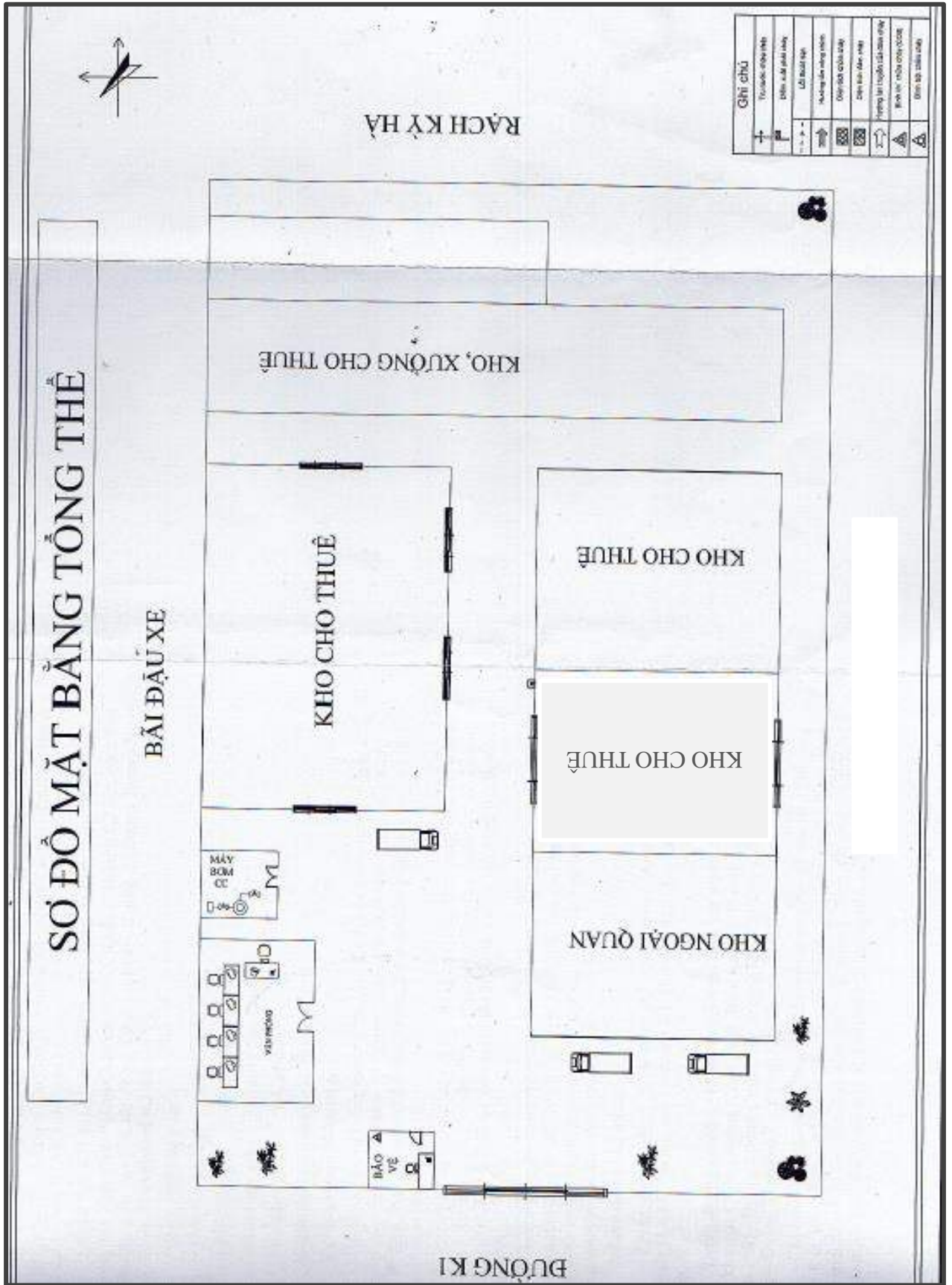
Ideal location for e-commerce and logistics companies seeking access to consumer markets and Cat Lai Port

05

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

06

Flexible lease terms as short as one (01) year and up to 5 or 10 years



PHOTOS - OUTSIDE



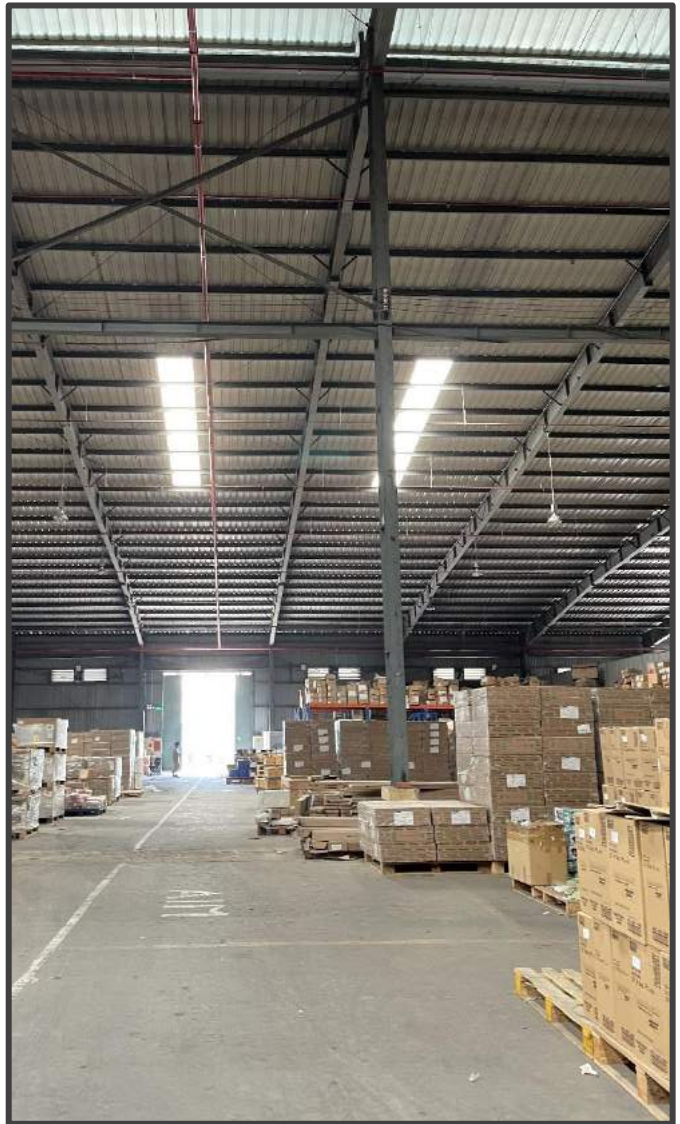
PHOTOS - INSIDE



PHOTOS - INSIDE



PHOTOS - INSIDE





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



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