

BINH DUONG

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Ben Cat, Binh
Duong
Province



Unit Sizes

1,260 – 1,942 m²
Including office



Total project area

25,640
m²



Total leasable area

19,000
ha



Established

2007



Lease Term

2057

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

25,640
m²



Min. Lease term

03
Years



Lease price

US\$4.7
/m²/quarterly
payment



Deposit

06
Months rent



Management fee

Included



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.35
/m³



Electricity fee

By EVN

ACCESSIBILITY



HCM CBD

45
Km



TSN Airport

47
Km



Cat Lai Port

63
Km



National Road 13

18
Km

OTHER



Loading capacity

1.5t
/m²



Ceiling height

7.7 - 11
m



Telecommunications

VNPT, Viettel,
Fiber, ADSL

SUMMARY

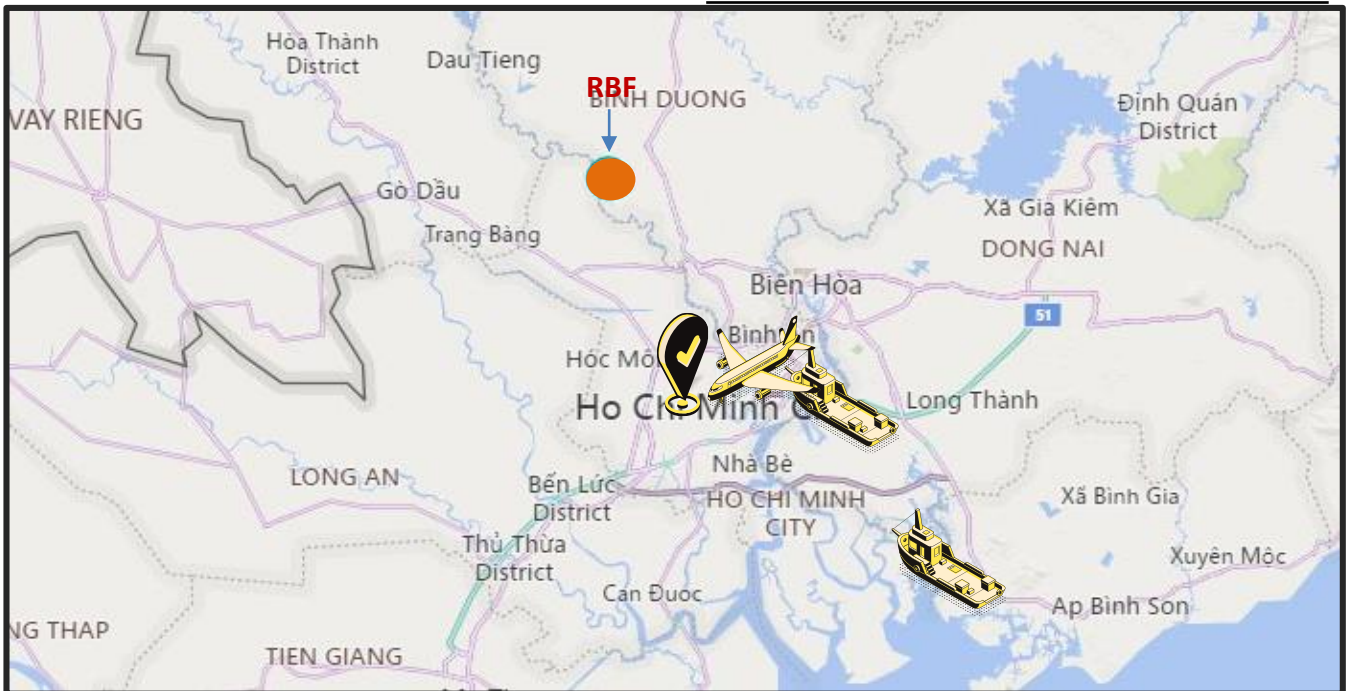
Description

Well-designed Ready-built-factory with finished technical and traffic infrastructure system. Good destination for light and SMEs industries.

Location

Located in industrial zone Binh Duong, strategically linked to the Southern key economic Efficient administration and strong support from its government on tax incentives, Binh Duong attracts many Foreign Direct Investment.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City
47km/ 1 hour 25 minutes

HCM-Long Thanh-Dau Giay Highway
106 km/ 2 hours 18 minutes

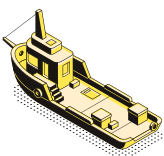
Airways



Tan Son Nhat Airport
47 km/ 1 hour 28 minutes

Long Thanh Airport (2025)
49 km/ 1 hour 30 minutes

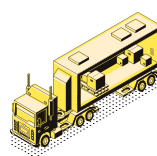
Seaport



Cat Lai Terminal
56 km/ 1 hour 50 minutes

Cai Mep Port
97 km/ 2 hour 30 minutes

Roadway



National Road No. 13
18 km/ 15 minutes

INFRASTRUCTURE



Power Supply

EVN power sources
3x63MVA



Water Supply

Phase 1: 2,500m³/day
Phase 2: 15,000m³/day



Waste Treatment

Capacity: 10,000
phase 1 & 2:
,5000m³/day



Telecommunications

VNPT, Viettel, Fiber,
ADSL



Internal Roads

Reinforced concrete flooring
with surface hardening agent
to prevent dirt and cracks.

- Main road width: 28-32m
- Sub-road width: 22m



Dormitories

Exprt accommodation
:600 beds for first phase
Second phase: 400
beds in 2022

UNIQUE ADVANTAGES

01

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Hi-tech sector has a preferential tax rate of 10% for 15 years.

02

All-in One service and extra utilities.

03

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

04

Developer support with HR, recruitment and workshops for updating Tax, legal agreements, custom

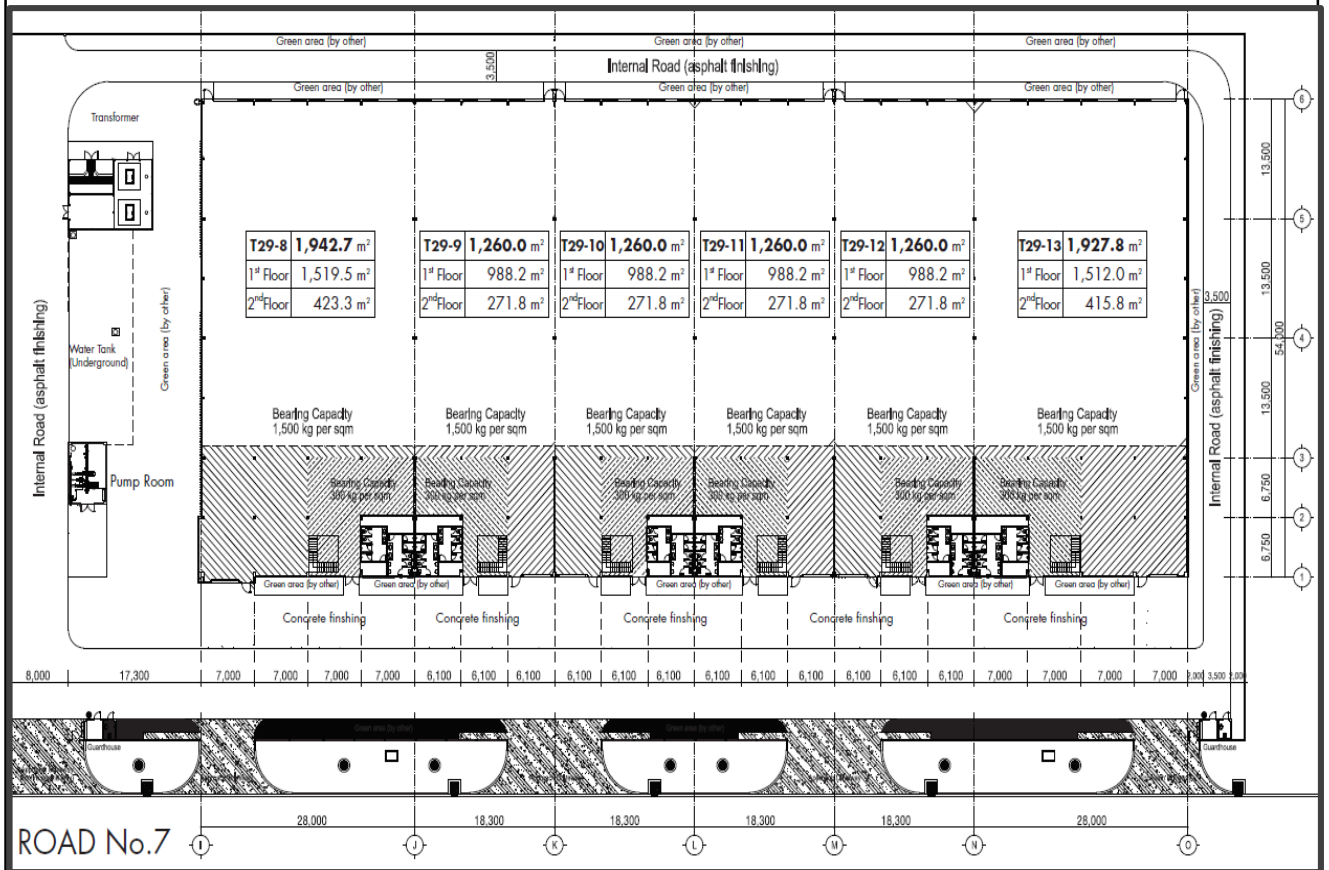
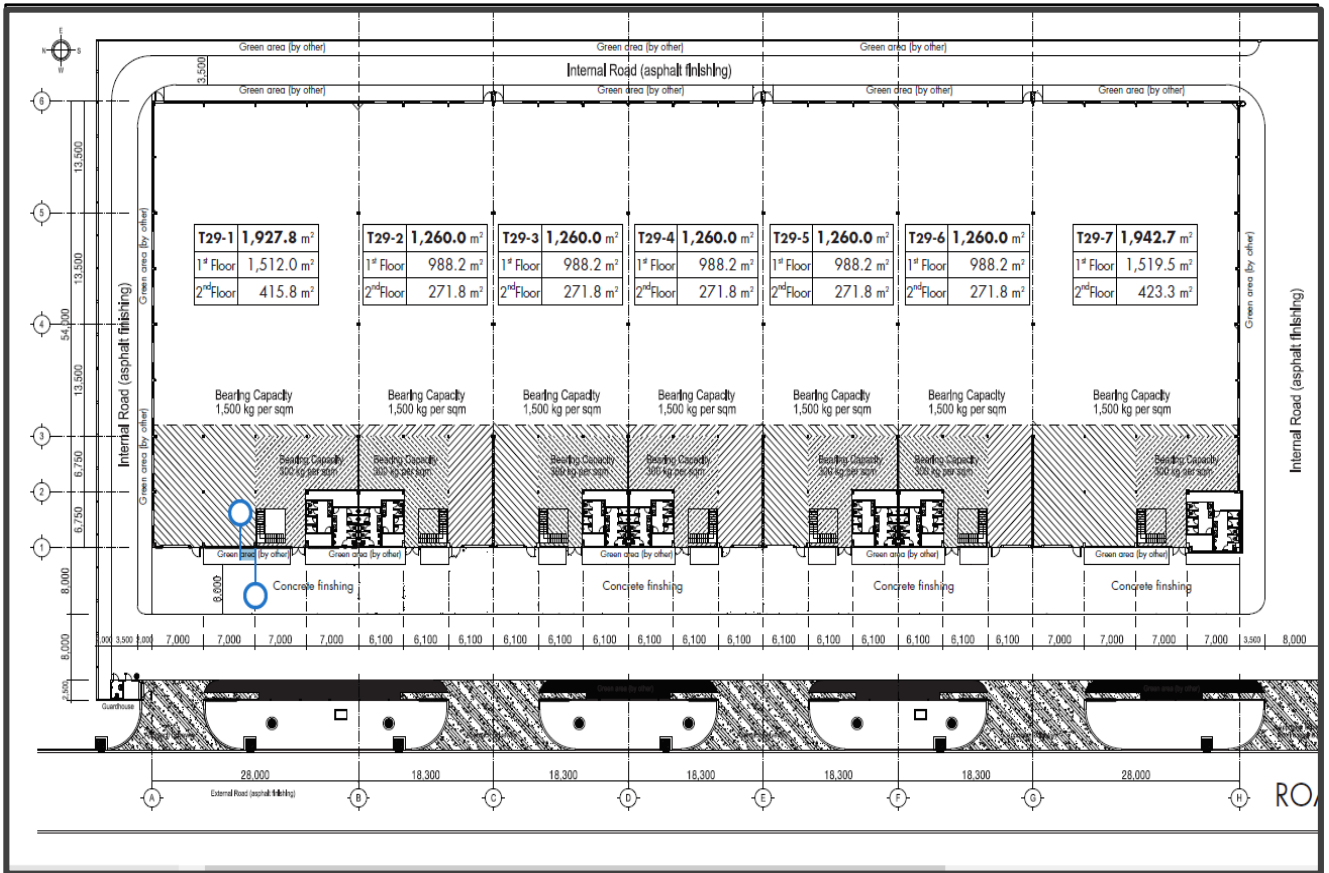
05

Connecting surrounding provinces by Ring Road No. 4.

06

Flexible payment policy
24/7 triple-layered security system.

MASTERPLAN



PHOTOS



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



MR. JOHN CAMPBELL
Manager
Industrial Services

JCampbell@Savills.com.vn
+84 (0) 986 718 337

Disclaimer

This document is prepared by Savills for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change and these particulars do not constitute, not constitute part of, an offer or contract; interested parties should not rely on the statements or representations as fact but must satisfy themselves by inspection or otherwise as to the accuracy. No person in the employment of the agent or the agent's principal has any authority to make any representations or warranties whatsoever in relation to these particulars and Savills cannot be held responsible for any liability whatsoever or for any loss however arising from in reliance upon the whole or any part of the contents of this document. This publication may not be reproduced in any form or in any manner, in part or as whole without written permission of Savills.