

BINH DUONG

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Ben Cat, Binh Duong Province



## Unit Sizes

1,284 – 3,156 m<sup>2</sup>  
Including office



## Total project area

**240,000**  
m<sup>2</sup>



## Total leasable area

**146,433**  
m<sup>2</sup>



## Established

**2019**



## Lease Term

**2059**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**31,050**  
m<sup>2</sup>



Min. Lease term

**05**  
Years



Lease price

**US\$4.5**  
/m<sup>2</sup>/quarterly  
payment



Deposit

**06**  
Months rent



Management fee

**\$0.1**  
/m/month



Water supply fee

**\$0.5**  
/m<sup>3</sup>



Waste-water fee

**\$0.032**  
/m<sup>3</sup>



Electricity fee

**\$0.06**  
/kVh

## ACCESSIBILITY



HCM CBD

**39**  
Km



TSN Airport

**44**  
Km



Cat Lai Port

**51**  
Km



Highway

**02**  
Km

## OTHER



Loading capacity

**2t**  
/m<sup>2</sup>



Ceiling height

**7**  
m



Telecommunications

**VNPT,**

# SUMMARY

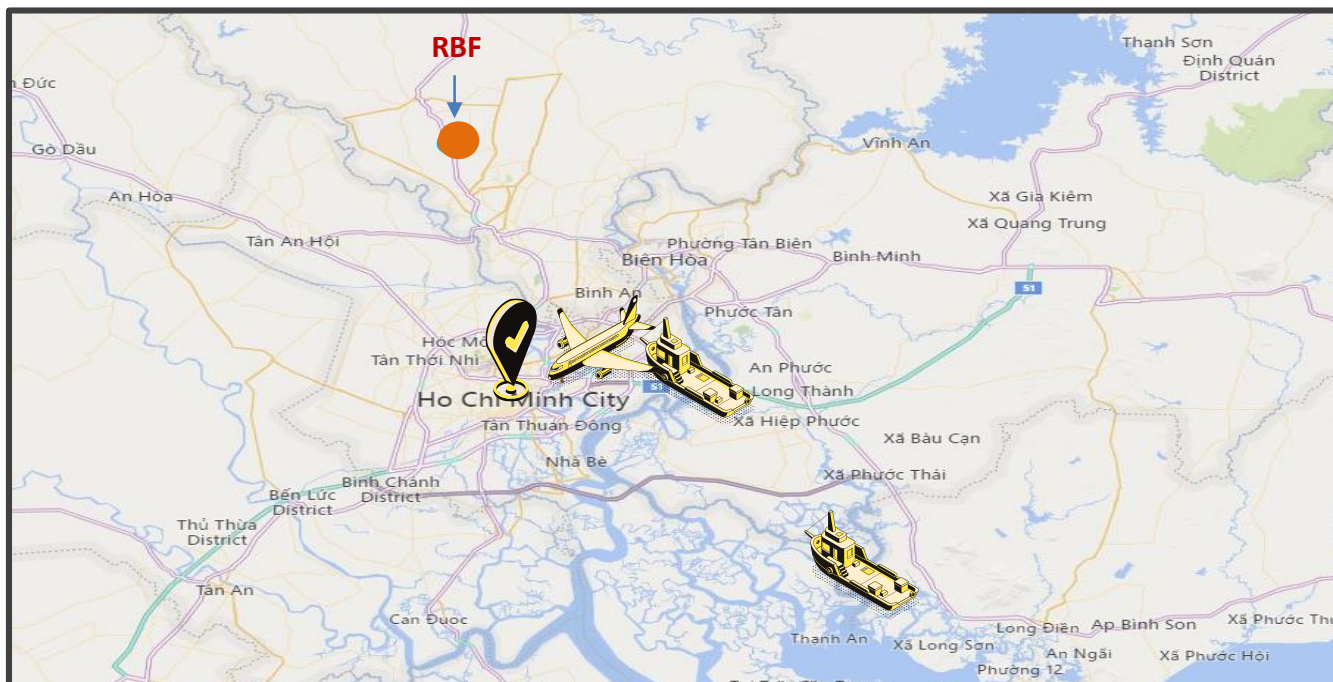
## Description

A high-quality standard ready-built-factory and warehouse for rent in Vietnam with completed technical and traffic infrastructure system.

## Location

Strategically location with close proximity to Binh Duong New City. Easy access to main infrastructure and amenities of Binh Duong and HCMC.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway  
39 km/ 1 hour 15 minutes

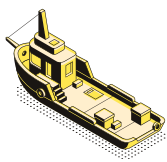
## Airways



Tan Son Nhat Airport  
45 km/ 1 hour 20 minutes

Long Thanh Airport (2025)  
24 km/ 39 minutes

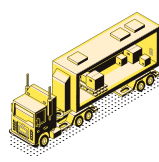
## Seaport



Cat Lai Terminal  
51 km/ 1 hour 90 minutes

Cai Mep Port  
91 km/ 2 hours 23 minutes

## Roadway



National Road No. 13  
500 m/ 3 minutes

Tan Van-My Phuoc Highway  
2 km/ 5 minutes

# INFRASTRUCTURE



## Power Supply

EVN power sources  
250-400 kVA



## Water Supply

Capacity of water  
supply: 60,000m<sup>3</sup>/day



## Waste Treatment

Capacity of waste  
water: 1,200m<sup>3</sup>/day



## Telecommunications

VNPT, ADSL



## Internal Roads

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

- Main road width: 30-35m
- Sub-road width: 15m – 20m



## Dormitories

Office and meeting  
rooms for short-term  
lease, restaurants,  
convenience store and  
ATM.

# UNIQUE ADVANTAGES

**01**  
—

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Preferential tax rate of 10% for 15 years.

**02**  
—

All-in One service and extra utilities.

**03**  
—

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

**04**  
—

Developer support with HR, recruitment and onboarding, and training.

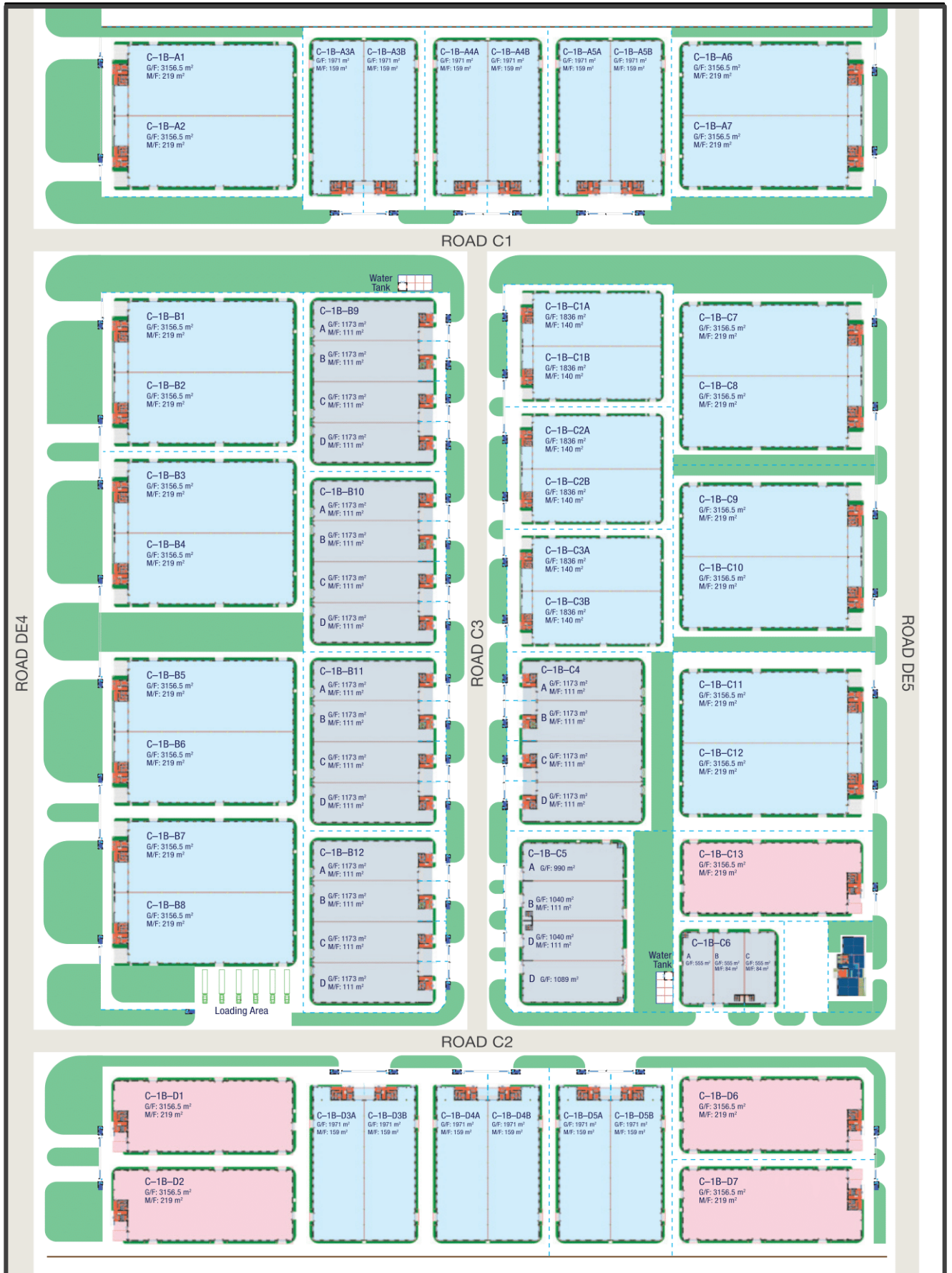
**05**  
—

Close to national road and highway..

**06**  
—

Flexible payment policy  
Fence and security booth

# MASTERPLAN



# PHOTOS



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



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### Disclaimer

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