

D O N G N A I

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Long Thanh  
District, Dong  
Nai Province



## Unit Sizes

2,000 - 3,000  
m<sup>2</sup>



## Total project area

**98,800**  
m<sup>2</sup>



## Total leasable area

**56,528**  
m<sup>2</sup>



## Established

**2005**



## Lease Term

**2055**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**42,000**  
m<sup>2</sup>



Min. Lease term

**03**  
Years



Lease price

Contact Team



Deposit

**06**  
Months rent



Management fee

Included in  
rental fee



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

**33**  
Km



TSN Airport

**45**  
Km



Cat Lai Port

**31**  
Km



Long Thanh Highway

**01**  
Km

## OTHER



Loading capacity

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



Ceiling height

**7.5 - 11**  
m



Telecommunications

VNPT, Viettel



# SUMMARY

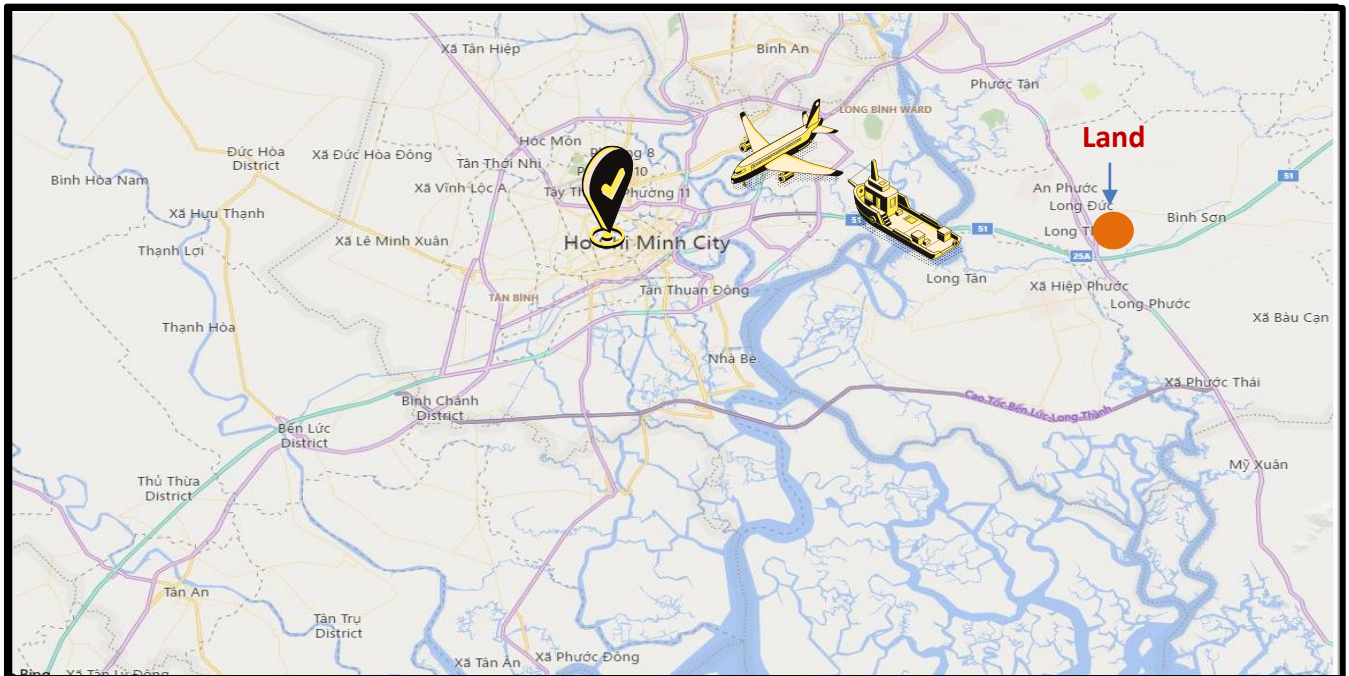
## Description

A quality and organized ready-built-factory (RBF) located within green-clean industrial park with full completed infrastructure system. The RBF system suit for light industries such as food & beverages, electronics, metal and high-tech industries.

## Location

Strategically location in the key economic region of Southern Vietnam, connecting direct to HCMC through Long Thanh highway; traffic system and main southern sea ports.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway  
43 km/ 45 minutes

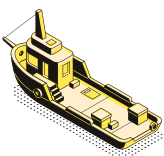
## Airways



Tan Son Nhat Airport  
45 km/ 1 hour 7 minutes

Long Thanh Airport  
23 km/ 30 minutes

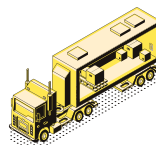
## Seaport



Cat Lai Terminal  
341km/ 37 minutes

Cai Mep Port  
36 km/ 53 minutes

## Roadway



National Road No. 1A, 51  
1 km/ 5 minutes

HCM-Long Thanh-Dau Giay  
2 km/ 7 minutes

# INFRASTRUCTURE



## Power Supply

Power Station: 80 MVA  
Voltage: 110/22kV  
Solar power



## Water Supply

Capacity of water supply:  
100,000 m<sup>3</sup>/day



## Waste Treatment

Capacity of waste  
water: 9,200m<sup>3</sup>/day



## Telecommunications

VNPT, ADSL



## Internal Roads

- Thickness of roads 30 cm
- Main road width: 39m
- Sub-road width: 24m - 28m



## Dormitories

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adipiscing elit.

# UNIQUE ADVANTAGES

**01**

Investment tax incentives:

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

**02**

One-stop services

**03**

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

**04**

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

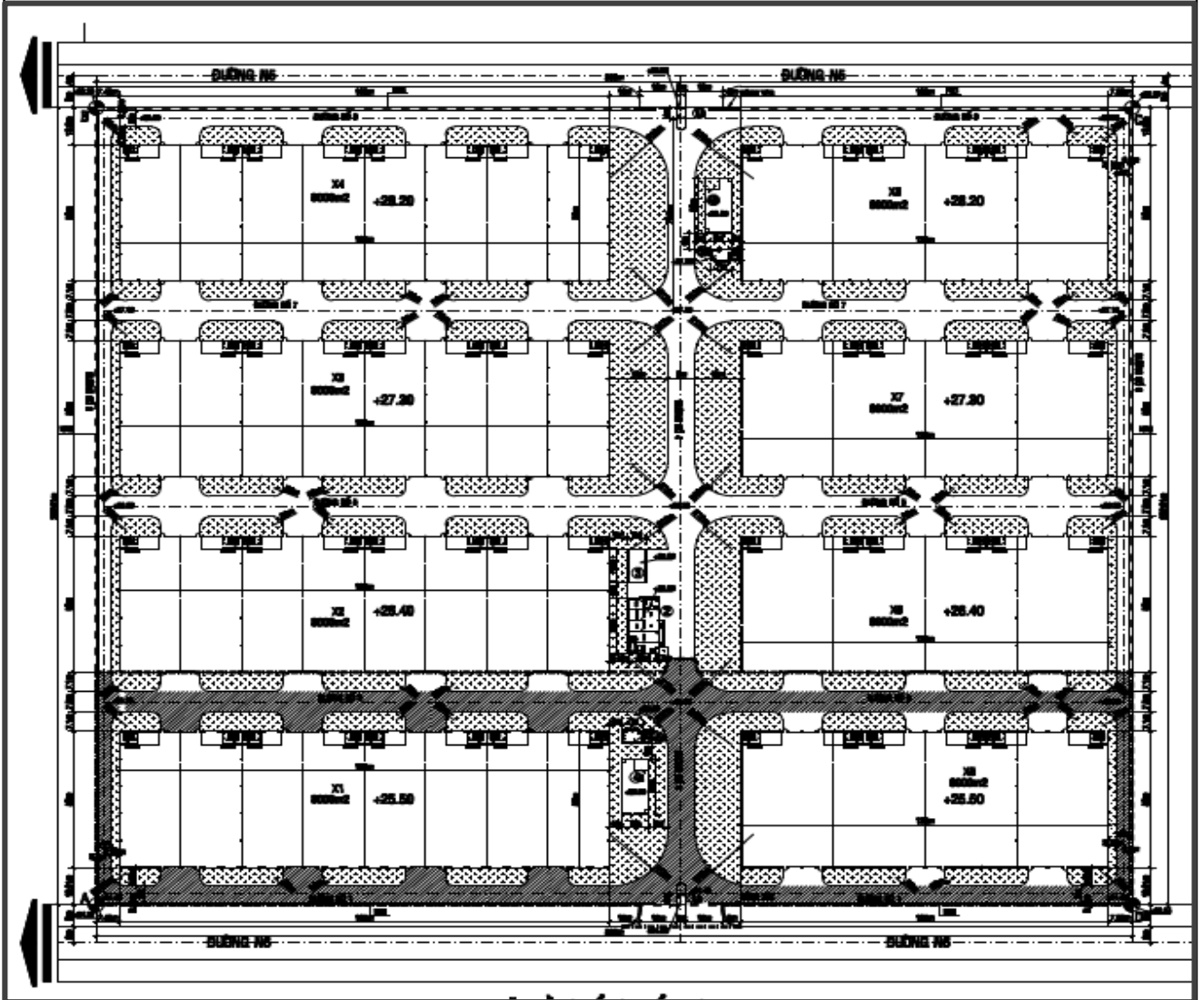
**05**

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

**06**

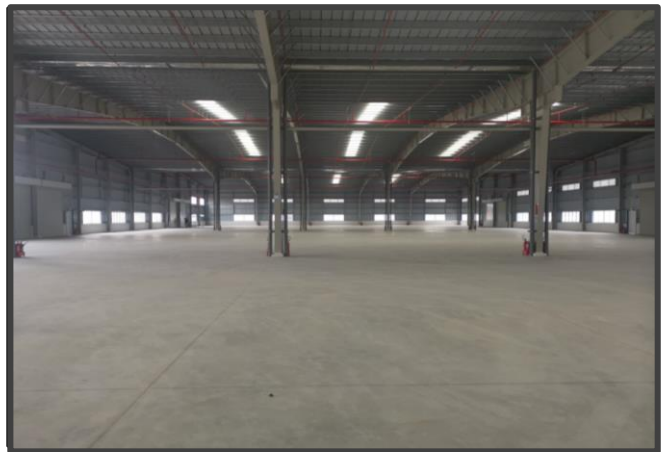
Flexible payment policy  
24/7 triple-layered security system.

# MASTERPLAN





# PHOTOS



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



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### Disclaimer

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