

D O N G N A I

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Bien Hoa
City, Dong
Nai Province



Unit Sizes

1,484 – 5,600 m²
Including office



Total project area

34,439
m²



Total leasable area

34,436
m²



Established

2019



Lease Term

2057

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

31,050
m²



Min. Lease term

03
Years



Lease price

US\$3.5 - US\$3.95
/m²/quarterly
payment



Deposit

06
Months rent



Management fee

\$0.1
/m/month



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.032
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

51
Km



TSN Airport

51
Km



Cat Lai Port

38
Km



Long Thanh Highway

03
Km

OTHER



Loading capacity

3t
/m²



Ceiling height

7
m



Telecommunications

VNPT, Viettel

SUMMARY

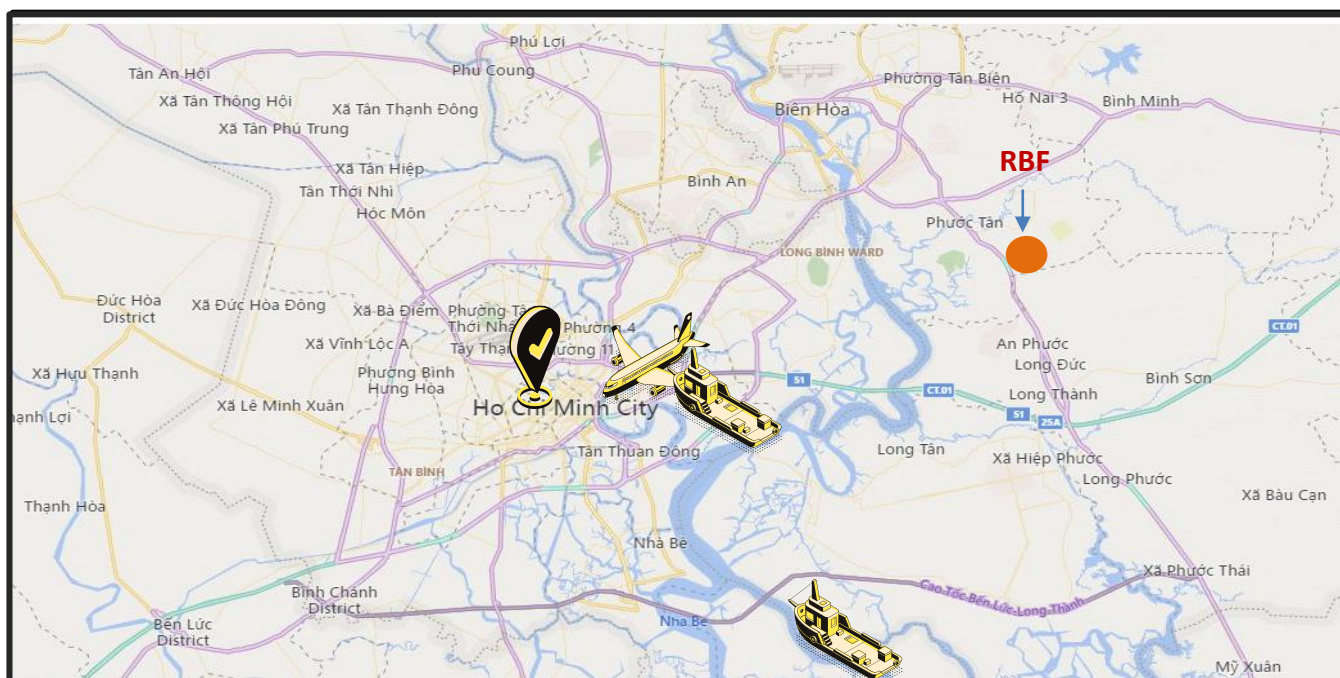
Description

A quality ready-built-factory and warehouse with completed technical and traffic infrastructure system.

Location

Strategically located in Dong Nai province. Away 39 km from HCMC CBD and well connected to traffic system of the South (national road, airport, ports).

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
39 km/ 53 minutes

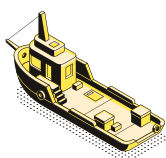
Airways



Tan Son Nhat Airport
51 km/ 1 hour 28 minutes

Long Thanh Airport (2025)
24 km/ 39 minutes

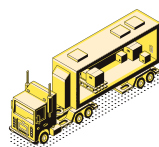
Seaport



Cat Lai Terminal
35 km/ 56 minutes

Cai Mep Port
35 km/ 53 minutes

Roadway



National Road No. 51
6.7 km/ 12 minutes

HCM-Long Thanh-Dau Giay Highway
11 km/ 20 minutes

INFRASTRUCTURE



Power Supply

EVN power sources
250kV



Water Supply

Capacity of water
supply: 10,000m³/day



Waste Treatment

Capacity of waste
water: 4,000m³/day



Telecommunications

VNPT, Viettel, FPT
ADSL (8MB/s)



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

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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
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All-in One service and extra utilities.

03
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Developer support with IRC, ERC, construction cert., legal Services.

04
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Developer support with HR, recruitment and onboarding, and training.

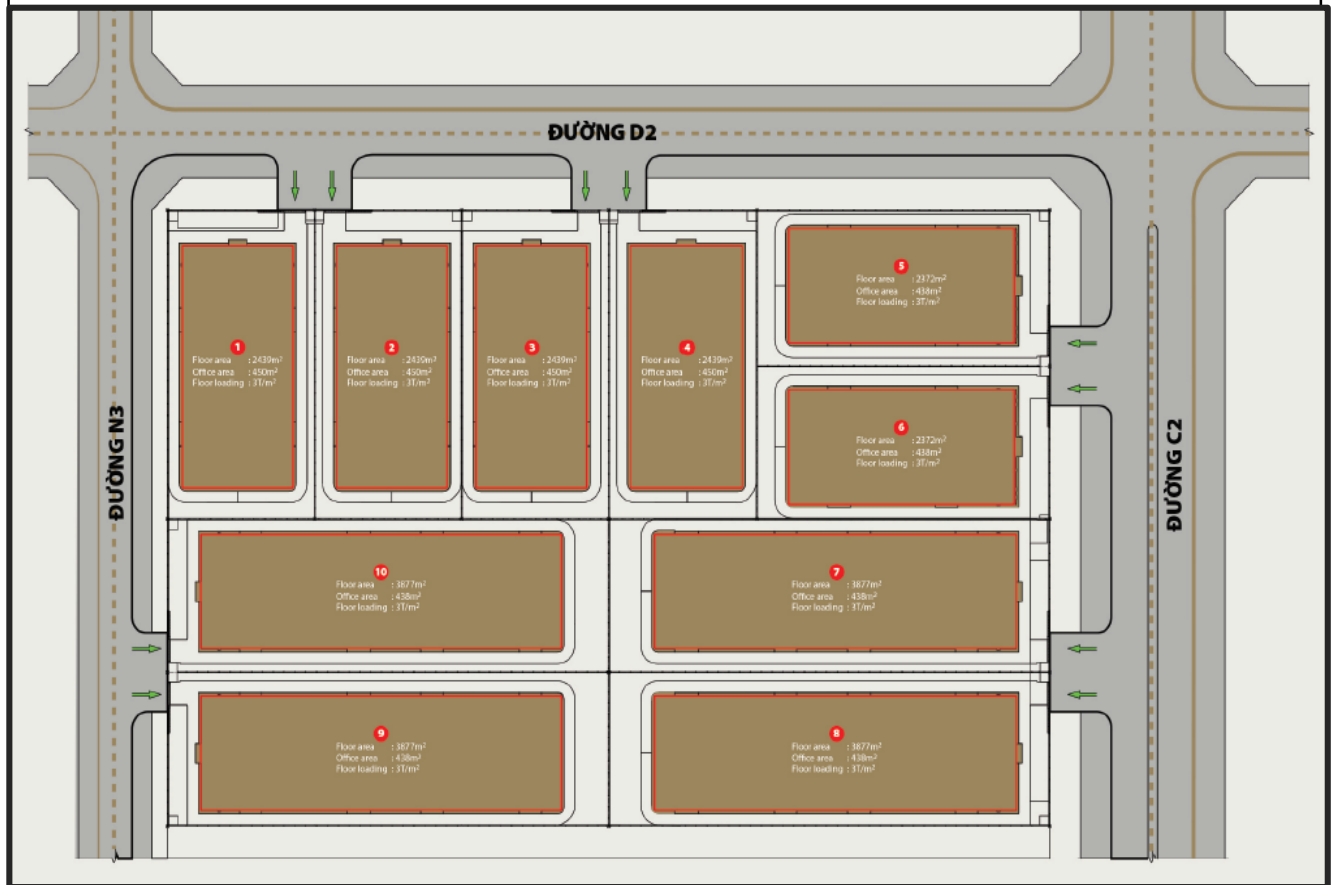
05
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Close to Long Thanh Airport and ring road .

06
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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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