

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Can Giuoc
District, Long
An Province



Unit Sizes

256 –
2,000m²



Total project area

75,477
m²



Total leasable area

55,082
m²



Established

2016



Lease Term

2066

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

2,500
m²



Min. Lease term

03
Years



Lease price

US\$5.5
/m²/month



Deposit

06
Months rent



Management fee

**Included in
rental price**



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.35
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

24
Km



TSN Airport

27
Km



Cat Lai Port

36
Km



Highway

1.5
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

5.5 - 8
m



Telecommunications

VNPT, Viettel, FPT

SUMMARY

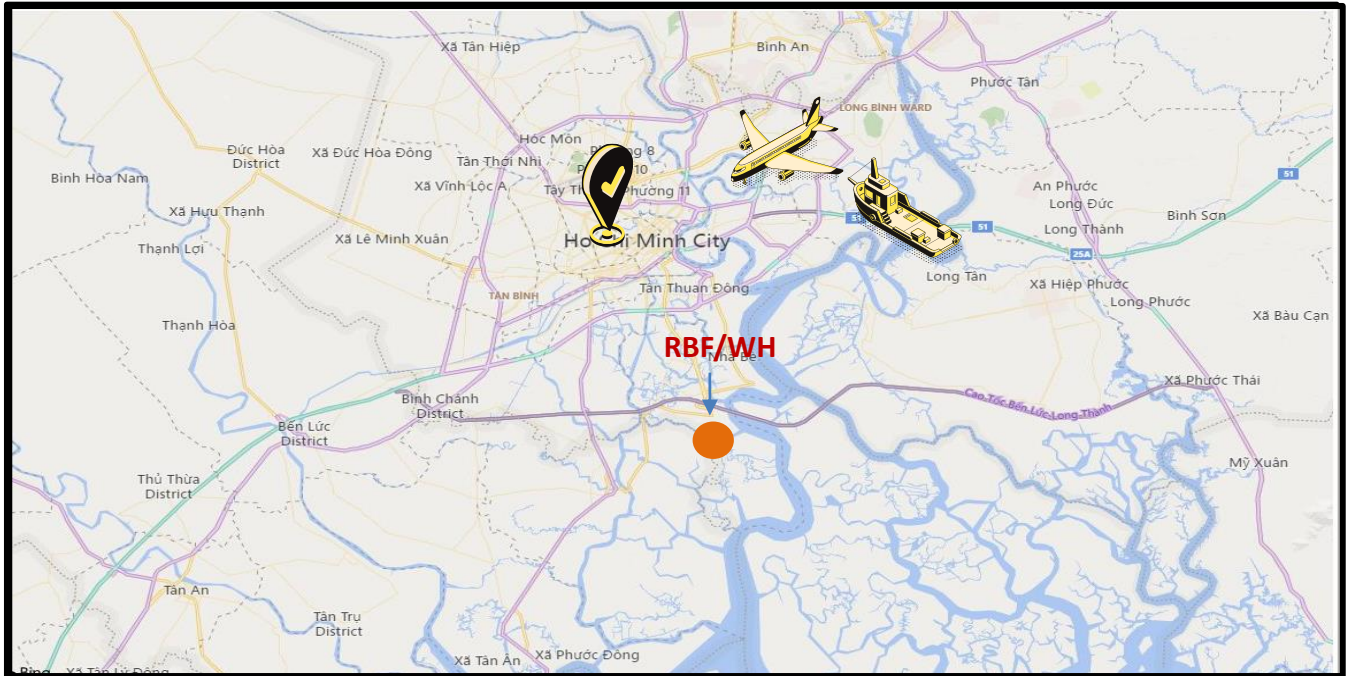
Description

A ready-build-factory with flexible area, scientific design which fit with most light and clean industries.

Location

Located in the priority strategic area named “Forwarding to the East Sea” to develop industry for Ho Chi Minh City and Long An province.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
25 km/ 54 minutes

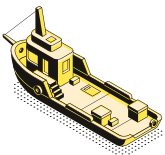
Airways



Tan Son Nhat Airport

National Road No. 50
28km/ 60 minutes

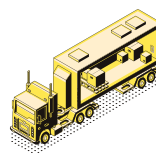
Seaport



Cat Lai Terminal
29km/ 52 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

INFRASTRUCTURE



Power Supply

Power station: 110kV/22 – 37MW
Voltage: 22kV/ Frequency 50Hz



Water Supply

Capacity of water supply: 15,000m³/day



Waste Treatment

Capacity of waste water: 2,000m³/day



Telecommunications

VNPT, Viettel, FPT



Internal Roads

- Reinforcement ground: 2.85m
- Main road width: 45m
- Sub-road width: 25m - 35m



Dormitories

River port

UNIQUE ADVANTAGES

01

Investment tax incentives:

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

03

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

05

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

02

One-stop Service

04

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

06

Consultant materials

MASTERPLAN



PHOTOS



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



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