

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

EXECUTIVE SUMMARY







Location

Can Giuoc District, Long An Province



Unit Sizes

600 – 21,000 m2



Total project area

120,000

m2



Total leasable area

83,000

m2



Established

2019



Lease Term

2060

EXECUTIVE SUMMARY



PROPERTY FEATURES AND COST



Available GFA

83,000

m2



Min. Lease term

03

Years



Lease price

US\$4.6

/m2/quarterly payment



Deposit

06

Months rent



Management fee

Included in rental fee



Water supply fee

\$0.5

/m3



Waste-water fee

\$0.035

/m3



Electricity fee

\$0.06

/kVh

ACCESSIBILITY



HCM CBD

20 Km



TSN Airport

22

Km



Cat Lai Port

24

Km



BL-LT Highway

04

Km

OTHER



Loading capacity

2t

/m2



Ceiling height

6

m



Telecommunications

Land-line, mobile, and VNPT

SUMMARY



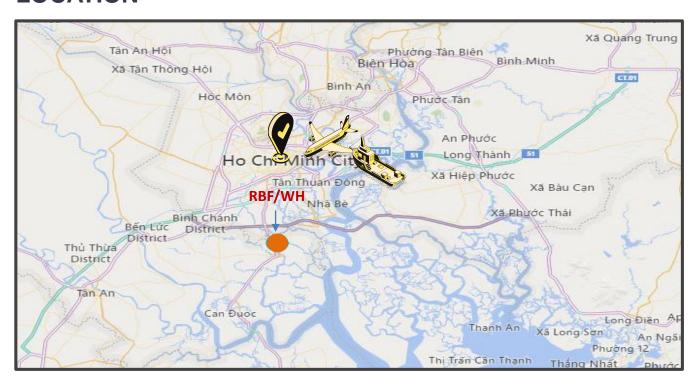
Description -

A high quality and Japanese standard factory and warehouse system.

LOCATION

Location -

Located in the key economic region of Southern Vietnam, connecting conveniently with important transport hubs of the region. Located in green-clean IP with completed infrastructure system and enjoy the incentives as indicated by Governmental policies.



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50 19 km/ 45 minutes

Airways



Tan Son Nhat Airport

National Road No. 50 22km/ 58 minutes

Seaport



Cat Lai Terminal 27km/55 minutes

Hiep Phuoc Port 25km/ 46 minutes

Roadway



National Road No. 50 1km/10minutes

Ben Luc-Long Thanh (2021) 4km

INFRASTRUCTURE





Power Supply

Two EVN power sources 220kV and solar power



Water Supply

Capacity of water supply: 4,800m3/day



Waste Treatment

Capacity of waste water: 3,000m3/day



Telecommunications

VNPT, ADSL



Internal Roads

Main road width: 30-35 m

Sub-road width: 15m – 20m



Dormitories

Lorem ipsum dolor sit amet, consectetur 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%

03

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

02

Serviced factory with comprehensive list of support services

04

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

05

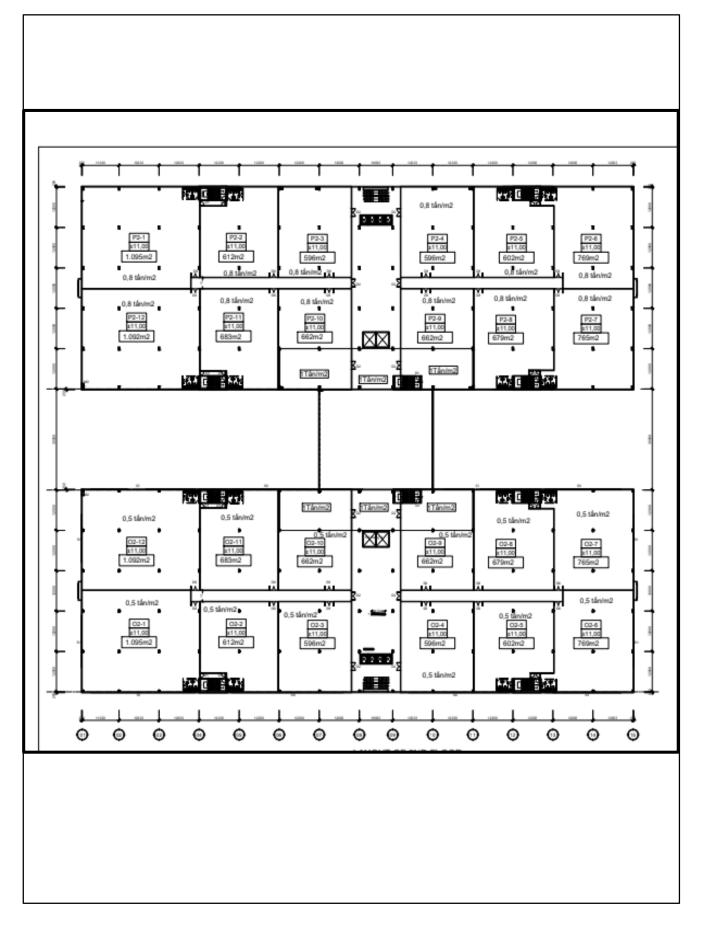
Cost-saving: strategic location & optimal design concept

06

"Easy-in & Easy-out" rental policy. Also 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 o"er 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.