

H A I P H O N G

FACTORY FOR LEASE

CONFIDENTIAL

Sep 2020

EXECUTIVE SUMMARY

savills



Location

Thuy Nguyen
District,
Hai Phong
City



Unit Sizes

630 m²



Total project area

3.2
ha



Total leasable area

1.9
m²



Established

2019



Lease Term

2058

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

2,800
m²



Min. Lease term

03
Years



Lease price

\$5.7
/m²/month



Deposit

06
Months rent



Management fee

Included in
lease price



Water supply fee

\$0.67
/m³



Waste-water fee

\$0.21
/m³



Electricity fee

\$0.065
/kWh

ACCESSIBILITY



Hanoi CBD

144
Km



Cat Bi Airport

15
Km



Hai Phong Port

8
Km



Highway

20
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

7.5
m



Safety and Security

24/7 security with
CCTV, fence and
security booth

SUMMARY

Description

The best-in-class ready-built factories from Vietnam's leading for-rent industrial developer. They provide industrial factory rent with high quality inside industrial park, focusing on furniture, electronics, electrical, foodstuff, manufacturing, pharmaceuticals, precision engineering, die-casting...

Location

Located in Hai Phong City near Hai Phong Port, convenient access to Hanoi - Hai Phong Highway and Cat Bi International Airport

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD – 144 km/ 120 mins

Hai Phong City – 8 km/ 17 mins

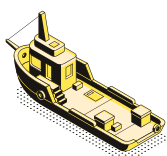
Airways



Noi Bai Airport – 154 km/ 130 mins

Cat Bi Airport – 15 km/ 32 mins

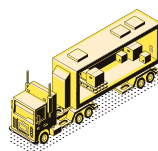
Seaport



Hai Phong Seaport

8 km/ 16 mins

Roadway



Hanoi – Hai Phong Highway

20 km/ 40 mins

INFRASTRUCTURE



Power Supply

Stable Power Supply:
95 - 326 KVA/factory



Water Supply

- Water supply piping system for toilet
- Water meter: D42
- Pressure: 1.5 Bar, Flow rate: 20 m3/h
- Pressure tanks: 500 liter



Waste Treatment

Only septic tank
Connected to
wastewater drainage
system in IP



Telecommunications

Telecommunication by VNPT.
Internet cable and phone lines:
connection points are installed
up to each individual factory
unit



Internal Roads

Capacity of H30
About 23% land area



Facilities

Car & motorcycle
sidewalk parking

UNIQUE ADVANTAGES

01

Strategic location next to Hai Phong Port - maritime gateway to Northern Vietnam, convenient access to Hanoi - Hai Phong Highway and Cat Bi International Airport

02

Competitively low employment costs

03

Hassle-free business setup thanks to developer's strong connections with the local authorities

04

Presence of mature neighboring industries: LG, Regina Miracle, Vinfast, Kyocera

05

Preferential tax rate: 10% (for the first 15 years)*

06

Business Center next to factory: restaurants, convenience store and ATM

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



MR. DO XUAN THANH
Consultant
Industrial Services

DXuanThanh@Savills.com.vn
+84 (0) 984 118 128

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, nor constitute part of, an offer 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.