

BINH DUONG

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY – BINH DUONG



## Location

Ben Cat  
District, Binh  
Duong  
Province



## Property type

Industrial Land  
(Manufacturing,  
processing &  
logistics)



## Total area

**493**  
ha



## Leasable area

**384**  
ha



## Established

**2007**



## Lease Term

**2057**

## PROPERTY FEATURES AND COST



Available area

**32**

ha



IP Occupancy

**84**

%



Lease price/m<sup>2</sup>

**\$150**

/m<sup>2</sup>



Deposit

**10**

% of total lease



Management fee

**\$0.06**

m<sup>2</sup>/month



Water supply fee

**\$0.55**

m<sup>3</sup>/month



Waste-water fee

**\$0.36**

m<sup>3</sup>/month



Electricity fee

**\$0.06**

/kWh

## ACCESSIBILITY



HCMC CBD

**51**

km



TSN Airport

**42**

km



Cat Lai Port

**58**

km



National Road

**500**

m

## OTHER



**Road systems**

Extremely close to provincial road DT 744 and National road 13.



**Telecommunications**

Modern and fully equipped  
Price according to provider



**Supporting services**

Support with IRC, ERC Certs, HR & recruitment, banks, ATMS, shops, etc.

# 493

ha

Phase 1  
183 (ha)

Phase 2  
211 (ha)

## INVESTMENT SECTORS



Food & Beverages



Electronics



Logistics and transportation



Automotive components



Precision engineering



FMCG



Pharmaceuticals



Supporting industries

## IP INFOMATION

### UNIQUE ADVANTAGES

**01**

Investment tax incentives:

- Tax exemption for 2 years, reduction of 50% of tax payable for the next 4 years.

**02**

With strategic location adjacent to HCMC CBD and main south ports helps investor save transportation cost, also approach a high-skilled human resource.

**03**

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

**04**

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

**05**

Adjacent to National road 1A, 13 and My Phuoc-Tan Van highway; and Ring road 4 (2021).

**06**

Fully completed infrastructure in the industrial park, also having full of utilities and supporting services.

# SUMMARY

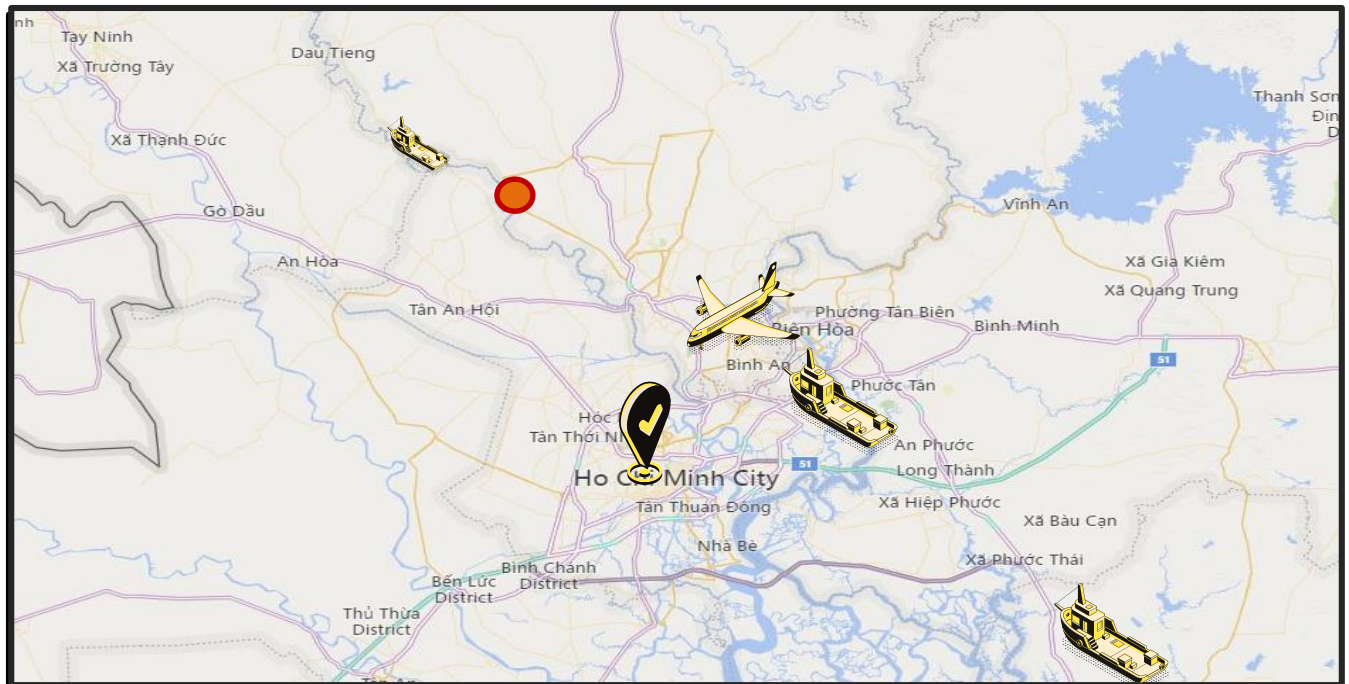
## Description

The industrial park with international-standard quality infrastructure. Supporting services and utilities and amenities. Potential industrial park for electronic, food & beverages, precision engineering, FMCG, logistic and other supporting industries.

## Location

Strategically location in Binh Duong province. Close to National road 13 and a new highway of Tan Van-My Phuoc, connected the Trans-Asia road and Ho Chi Minh highway and the transport system of whole key southern economic region.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

National Road 13  
50 km 1 hour 25 minutes

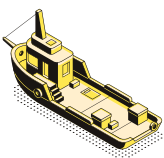
## Airways



Tan Son Nhat Airport

National Road 13  
46 km 1 hour 32 minutes

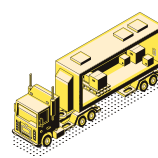
## Seaport



Cat Lai Terminal  
55 km/ 1 hour 40 minutes

Vinaconex River port  
1 km/ 10 minutes

## Roadway



National Road 13  
2 km/ 7 minutes

Ring road 4 (2021)  
1 km/ 5 minutes

# INFRASTRUCTURE



## Power Supply

Power Station: 3x63 MVA  
Voltage: 110/22kV



## Water Supply

First stage: 2500 m<sup>3</sup>/day in  
Second stage: 15,000m<sup>3</sup>



## Waste Treatment

Capacity of waste water  
treatment: 2,500m<sup>3</sup>/day



## Telecommunications

VNPT, Viettel



## Internal Roads

- Asphaltic concrete road with 12 tons loading capacity
- Main road width: 28m with 4 lanes
- Sub-road width: 22m with 2 lanes



## Amenities

Park, hospital,  
commercial center,  
entertainment center,  
workshop for rent, office  
for rent.

## Masterplan



## PHOTOS



The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top left corner. The text is white and set against a solid yellow rectangular background. The background of the entire page is a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a 3D optical illusion effect.

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



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