

TAY NINH

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Go Dau, Tay Ninh Province



## Property type

Industrial Land  
(Manufacturing,  
processing)



## Total area

**1,020**  
ha



## Leasable area

**516**  
ha



## Established

**2008**



## Lease Term

**2058**

## PROPERTY FEATURES AND COST



Available area

**180**  
ha



IP Occupancy

**75**  
%



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

**\$70**  
/m<sup>2</sup>



Deposit

**10**  
%



Management fee

**\$0.4**  
m<sup>2</sup>/year



Water supply fee

**\$0.33**  
m<sup>3</sup>/month



Waste-water fee

**\$0.3**  
m<sup>3</sup>/month



Electricity fee

**\$0.07**  
/kWh

## ACCESSIBILITY



HCMC CBD

**44**  
km



TSN Airport

**44**  
km



Cat Lai Port

**69**  
km



National Road 22

**3.6**  
km

## OTHER



**Road systems**

Connect direct to HCMC by National road 22.



**Telecommunications**

Modern and fully equipped  
Price according to provider.



**Supporting services**

A complex of commerce and services.

# SUMMARY

## Description

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

## Location

Strategically location in center of Tay Ninh province which also the gateway to Cambodia and Thai Land market through Moc Bai boader. Direct connected the Trans-Asia road 22 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 22  
44 km 1 hour 19 minutes

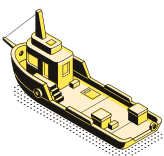
## Airways



Tan Son Nhat Airport

National Road 22  
51 km 1 hour 38 minutes

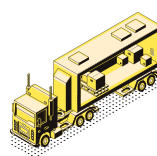
## Seaport



Cat Lai Terminal  
69 km/ 2 hour 10 minutes

Thanh Phuoc Port  
1 km/ 7 minutes

## Roadway



National Road 22  
3.6 km/ 5 minutes

HCM Highway  
100 m

# 1,020

ha

**Phase 1**  
233 (ha)

**Phase 2**  
283 (ha)

**Logistic Land**  
184 (ha)

## INVESTMENT SECTORS



Food & Beverages



Electronics



Logistics and transportation



Chemicals



Metal products



Garment & Textiles



Pharmaceuticals, medical devices



Supporting industries

## IP INFOMATION

### UNIQUE ADVANTAGES

**01**

Investment tax incentives:

- Tax exemption for 2 years, reduction to 8.5% of tax payable for the next 4 years. The remaining 4 years is 17%.

**02**

With strategic location in Tay Ninh province and easy connect to HCMC and main south ports, with negotiate price helps investor save leasable cost and construction cost.

**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 22, Moc Bai boarder and HCM-N2 highway.

**06**

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

# INFRASTRUCTURE



## Power Supply

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



## Water Supply

Designed Capacity: 52,000 m3/day  
Current capacity : 20,000 m3/day



## Waste Treatment

Capacity (Non-polluted)  
4,000m3/day  
Capacity (Poluted): 12,000  
m3/day



## Telecommunications

VNPT, Viettel



## Internal Roads

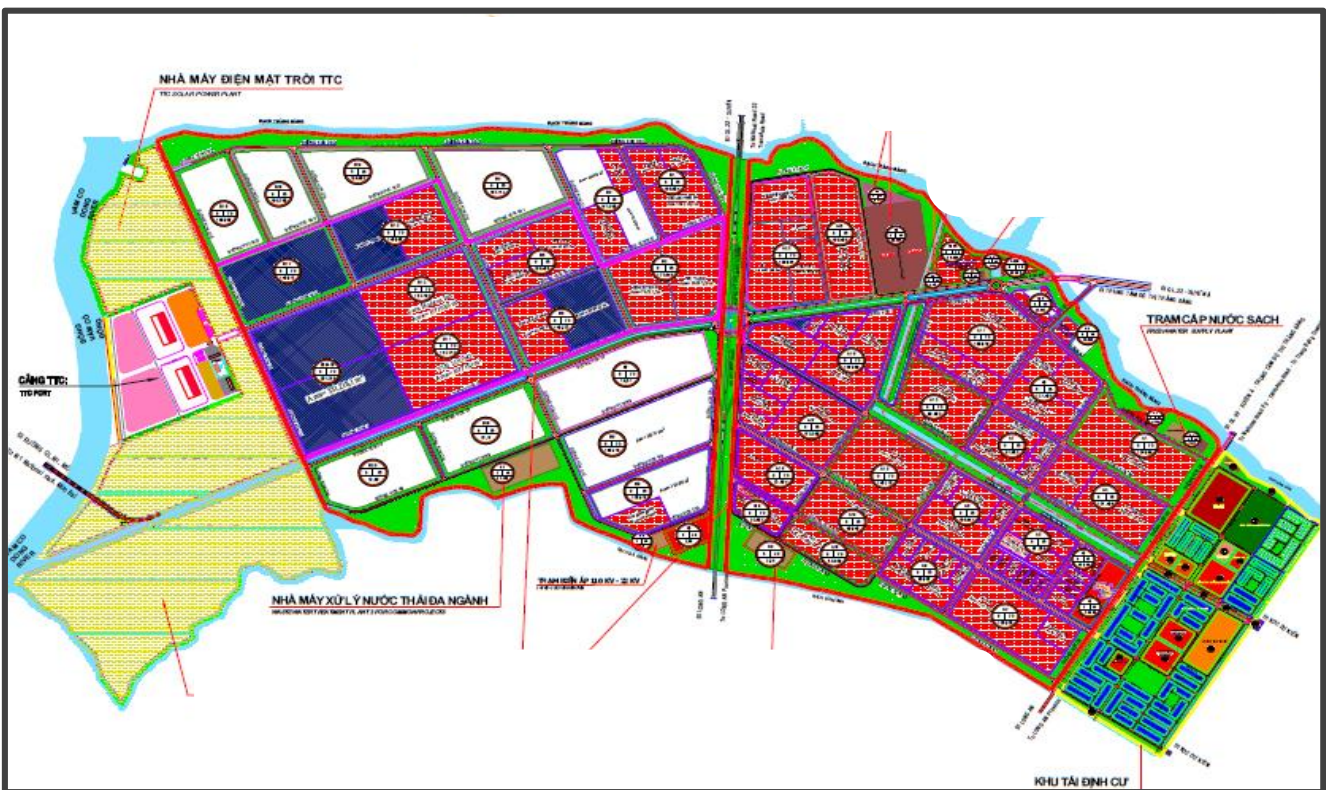
- Asphaltic concrete road with 12 tons loading capacity
- Internal road width: 15m - 8m



## Amenities

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

## Masterplan



PHOTO



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 entire page background features a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a three-dimensional optical illusion effect.

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



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