

H A I D U O N G

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

Sep 2020

EXECUTIVE SUMMARY – HAI DUONG

savills



Location

Nam Sach
District, Hai
Duong
Province



Property type

Industrial
Land for Long
term Lease/
RBFs



Total area

180
ha



Leasable area

127
ha



Established

2020



Lease Term

2070

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available area

127

ha



IP Occupancy

0

%



Lease price/m²

\$70

/m²



Deposit

20

%



Management fee

\$0.5

/m²/year



Water supply fee

\$0.6

m³/month



Waste-water fee

\$0.4

m³/month



Electricity fee

\$0.062

/kWh

ACCESSIBILITY



Hanoi CBD

76

Km



Noi Bai Airport

80

Km



Hai Phong Port

54

Km



Highway 37

0.3

Km

OTHER



Road systems

Close to
National
Highway No 37



Telecommunications

Modern and fully equipped
Price according to providers
(e.g. VNPT, Viettel)



Supporting services

Security, worker
dormitories, banking
system transportation

SUMMARY

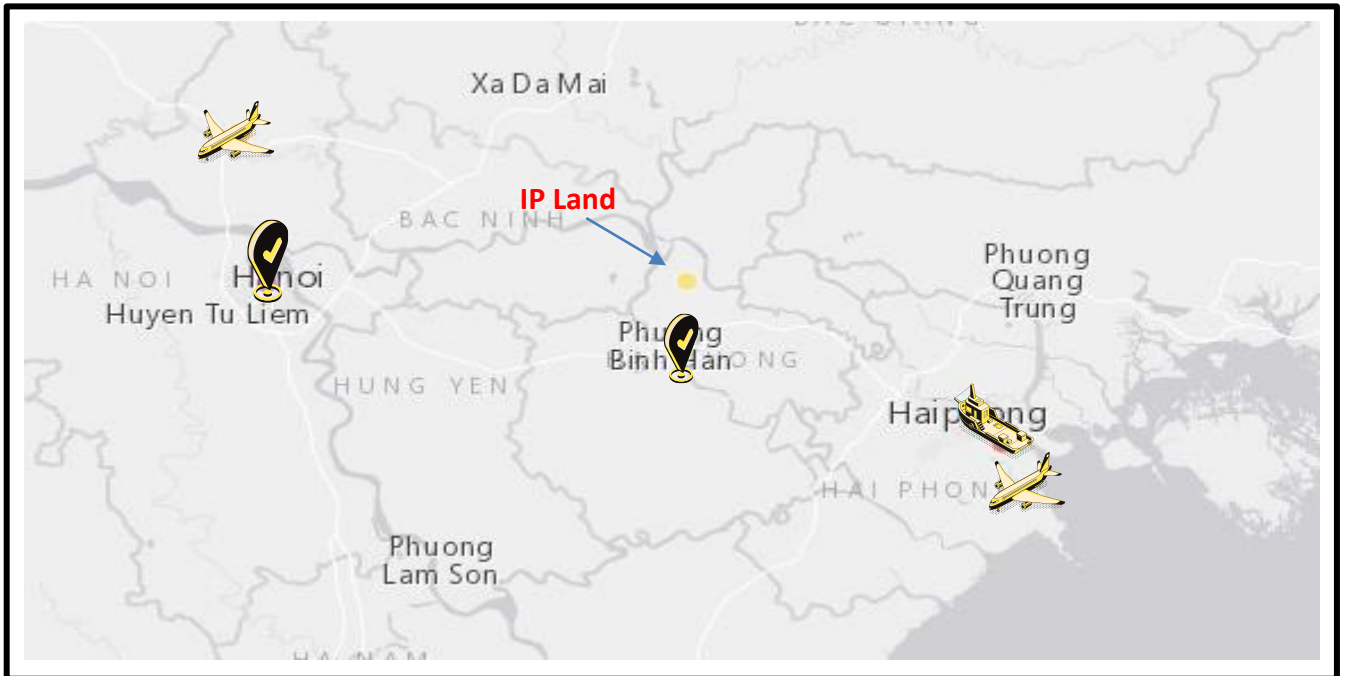
Description

The Industrial Park is expected to be an important transshipment point in the economic corridor of Northern Vietnam. Besides, with abundant local human resources, investors can be absolutely assured when investing in manufacturing here. With an area of 180 hectares in phase I, this is the next ideal destination for investors and creates more career opportunities for the workers to sustain high-tech and environmentally friendly Industrial Parks in Hai Duong Province.

Location

The IP locates in Nam Sach district, Hai Duong province. It is adjacent to Km69 of Highway 37 and belongs to 3 communes including Quoc Tuan, An Binh and An Lam Ward which is filled with promising opportunities.

LOCATION



TRANSPORTATION NETWORK

CBD



Ha Noi CBD 76 km/ 100 mins

Hai Duong City 15 km/ 20 mins

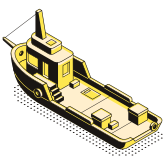
Airways



Noi Bai Airport 80km/ 110 mins

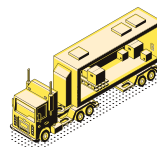
Cat Bi Airport 56 km/ 70 mins

Seaport



Hai Phong Port 54 km/ 65 mins

Roadway



Highway 37 – 350 m/ 1 min

360

ha

Phase 1
180 (ha)

Phase 2
180 (ha)

Phase 3
size (ha)

INVESTMENT SECTORS



Electronic components



Building materials



Household goods



Mechanical and auxiliary
industry



Precision engineering, injection
molding plastic industry



Food and consumer goods
industry



High-tech industries



Wood and handcrafts processing

IP INFORMATION

UNIQUE ADVANTAGES

01

Convenient location, easy access to main roads, river port and rail transportation

02

Suitable natural conditions for construction of IP and ancillary urban center

03

Fully supported in recruitment process, obtaining IRC, TCR, EIA, Construction Permit, map excerpt making, etc by developer

04

Low price for well-equipped and advanced infrastructure systems

05

Abundant young and well-trained human resources coming from Hai Duong and neighbor provinces such as Hanoi, Hai Phong, Bac Ninh, and Hung Yen.

06

APC industrial ecosystem: An Tin Logistics, An Son Textile, An Vinh Packaging ... help investors reduce related costs and expand cooperation

INFRASTRUCTURE



Power Supply

Expected power supply is 36.08 MVA



Water Supply

Capacity of 30,000 m³/full day



Waste Treatment

Capacity of 4,100 m³/day



Telecommunications

Telephone system and internet network



Internal Roads

Completely synchronized, convenient for transport



Dormitories

Dormitory capacity: approx. 400 workers
Canteen
Catering service

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 background of the entire page is a repeating geometric pattern of interlocking cubes, each with diagonal lines on its faces, creating a three-dimensional effect.

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



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