

H A I P H O N G

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

09/2020

# EXECUTIVE SUMMARY - HAI PHONG

savills



## Location

Hai An  
District, Hai  
Phong City



## Property type

Industrial Land  
for long term  
Lease



## Total area

**1706**  
ha



## Leasable area

**1458**  
ha



## Established

**1997**



## Lease Term

**2064**

# EXECUTIVE SUMMARY

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## PROPERTY FEATURES AND COST



Available area

**1000**  
ha



IP Occupancy

**69**  
%



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

**\$95**  
/m<sup>2</sup>



Deposit

**10**  
%



Management fee

**\$0.828**  
/m<sup>2</sup>/year



Water supply fee

**\$0.87**  
/m<sup>3</sup>



Waste-water fee

**\$0.87**  
/m<sup>3</sup>



Electricity fee

**Government  
tariff**

## ACCESSIBILITY



Hanoi CBD

**120**  
Km



Cat Bi Airport

**07**  
Km



Lach Huyen Port

**10**  
Km



Highway

**01**  
Km

## OTHER



Road systems

Directly  
connected to  
highway



Telecommunications

Competitive supply  
Installation and setup  
support  
No connection fee



Sustainability

DECO park,  
rooftop solar  
panels, wind  
farm



Supporting services

Site services,  
licensing, recruiting  
supporting service;  
office complex

# SUMMARY

## Description

Offering industrial land and ready-built warehouse, workshop for lease, integrated with reliable utilities provision and supporting services at the very center of North's Vietnam infrastructure developments.

## Location

Located adjacent to the new Haiphong International Gateway Port (Lach Huyen Deep Sea Port), Cat Bi International Airport, North Vietnam Coastal and Hai Phong - Ha Long - China Expressway (12 hours by trucking).

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Hanoi CBD: 120km/ 110 mins

Hai Phong Center: 7km/ 15 mins

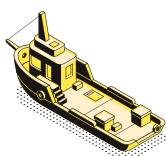
## Airways



Noi Bai Airport: 140 km/ 130 mins

Cat Bi Airport: 7km/ 15 mins

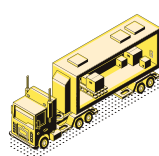
## Seaport



Lach Huyen Port: 10km/ 7 mins

Dinh Vu Port: 3 km/ 2 mins

## Roadway



Hanoi – Hai Phong Highway: 1km/ 2mins

Hai Phong – Ha Long – China Border Expressway: 4km/7 mins

1706

ha

Available area  
1000 (ha)

## INVESTMENT SECTORS



Renewable energy components



Electronics



Automotive and auto parts manufacturing



Machinery



Chemical and Petro-chemical industry



Logistics &amp; Services



Food and Feed



Packing materials

## IP INFORMATION

### UNIQUE ADVANTAGES

**01**

Advantageous location (next to Lach Huyen deep seaport and Dinh Vu port; Cat Bi international airport; Hanoi - Hai Phong and Hai Phong - Ha Long - China Expressway) helps cut transportation cost.

**02**

Strong supporting services: recruitment support, business licensing support, office complex.

**03**

Easy access to competitive, effective and skilled labour force from Hai Phong and Quang Ninh province.

**04**

Land plots of flexible sizes depending on clients' demand with reliable underground utilities provision.

**05**

Easy access to Energy Hub from the suppliers in the area, such as, Pvgas, Sellan Gas, Valexim, Anpha, ...

**06**

Unconditional Economic Zone tax incentive package:

- First 4 years: 100% exemption
- Subsequent 9 years: 50% reduction

# INFRASTRUCTURE



## Power Supply

From National Grid and Regional Grid with capacity of 626 MVA  
Renewable energy (Solar Rooftop & Wind Farm)



## Water Supply

Treated water: 20,000 m3/day  
Raw water: 20,000m3/day  
On demand demineralized water, steam, potable water



## Waste Treatment

ISO 9001 & 14001 Wastewater Treatment Plant  
Capacity: 12,000 m3/day



## Telecommunications

Competitive supply  
Installation and setup support  
No connection fee



## Firefighting water

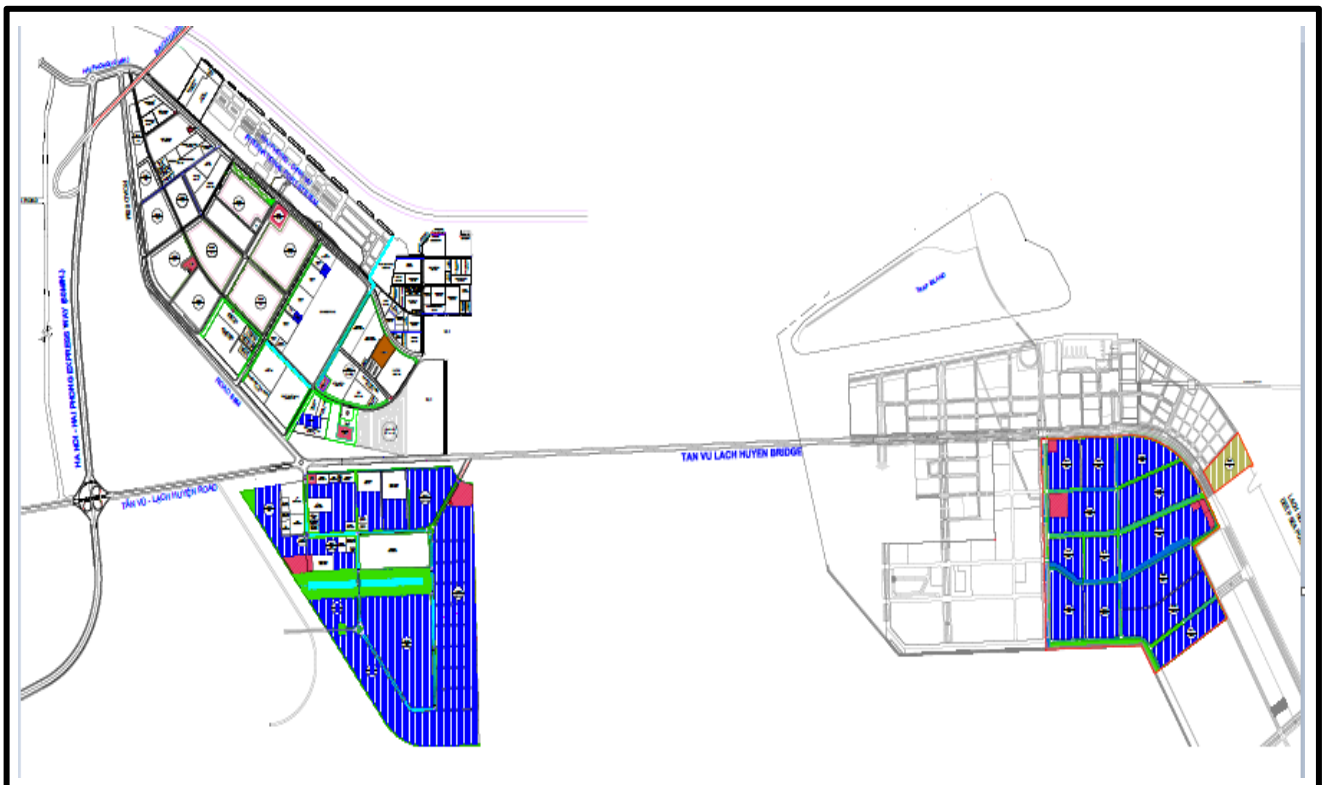
Underground loop Hydrant system  
Capacity: max 480m3/h  
Pressure 4-7 bar



## Facilities

Cleaning service  
24/7 security service  
Green zone maintenance  
Underground drainage system  
Jetty&Petrochemical Zone  
Office Complex

## 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.

## 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

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