

H A N O I

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

August 2020

EXECUTIVE SUMMARY – HA NOI

savills



Location

Phu Xuyen
District, Hanoi
City



Property type

Industrial Land
(Manufacturing,
processing &
logistics)



Total area

90.4
ha



Leasable area

60
ha



Established

2016



Lease Term

2086

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available area

60

ha



IP Occupancy

0

%



Lease price/m²

\$140

/m²



Deposit

20

% of total lease



Management fee

\$0.8

/m²



Water supply fee

\$0.4

/m³



Waste-water fee

\$0.2

/m³



Electricity fee

According to
EVN price
adjustment

ACCESSIBILITY



Hanoi CBD

40

Km



Noi Bai Airport

60

Km



Hai Phong Port

120

Km



Highway

0.5

Km

OTHER



Road systems

Next to the Phap Van Highway and National Highway 1



Telecommunications

Hi-speed optical-fiber internet, telephone, fax service online 24/24h



Supporting services

Trading center, hotel, office, schools, banks, logistic center etc..

SUMMARY

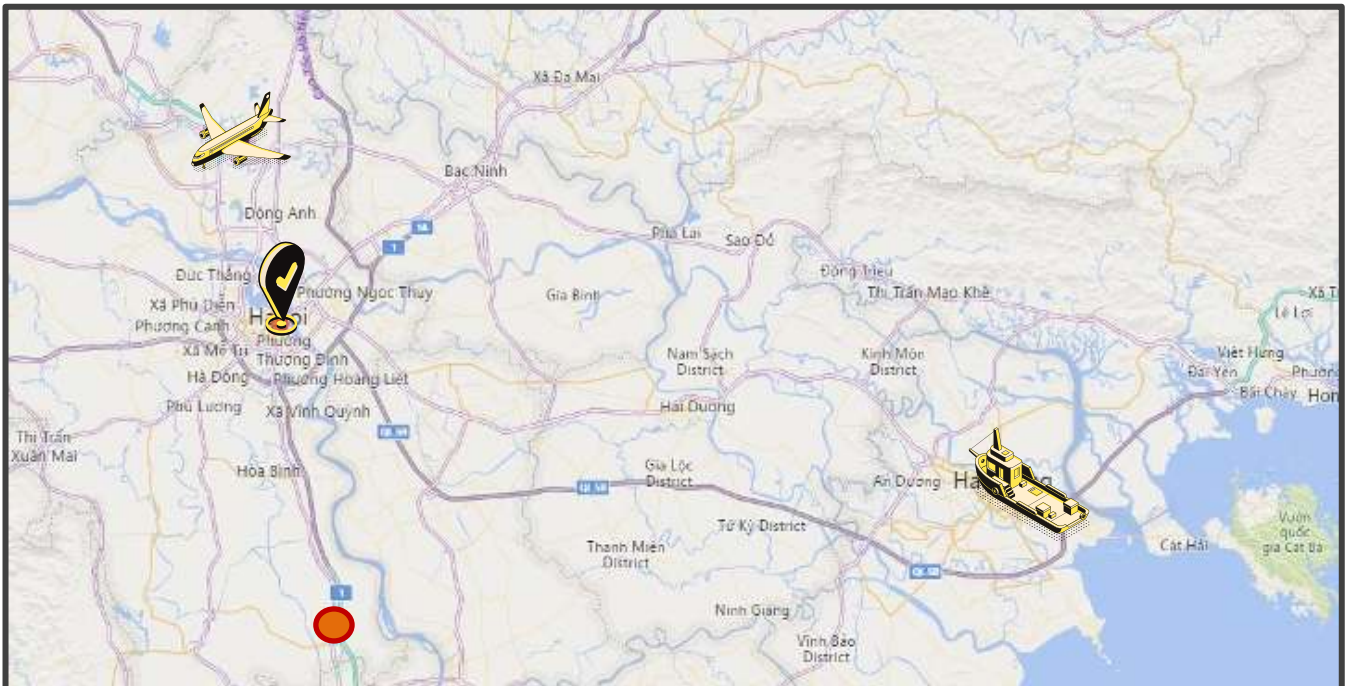
Description

An industrial-urban complex conveniently located at the southern gate of Hanoi, the starting point of Phu Xuyen satellite city that is oriented for development by Vietnamese government as a hub for logistics, high tech and supporting industries across machinery and equipment, electronics, and automotive.

Location

Located on the highway Phap Van - Cau Gie - Ninh Binh (New Highway 1A) and the old National Highway 1A, is the gateway to the south of Hanoi capital, where there is a highway connecting Ho Chi Minh Road with National Highway 5B to Hai Phong. All vehicles going from North – South must go by the industrial zone.

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD

40 km/45 mins

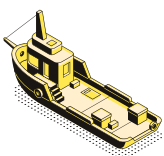
Airways



Noi Bai Airport

60 km/75 mins

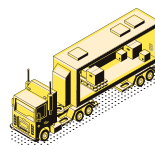
Seaport



Hai Phong Port

120km/90 mins

Roadway



Phap Van – Cau Gie Highway

500 m/02 mins

640

ha

Phase 1
90.4 (ha)

Phase 2
550 (ha)

INVESTMENT SECTORS



Logistics and transportation



Building materials



Textiles and apparel



Machinery and equipment



Electronic components



FMCG and consumer goods



High-tech (preferential)



Automotive components

IP INFORMATION

UNIQUE ADVANTAGES

01

Situated between National Road 1A (toll-free) and Highway 1B connecting Hanoi and Ho Chi Minh City, saving transportation costs.

02

Strong supply of skilled labor with access to approx. 100 universities and vocational schools in Hanoi and surrounding areas

03

Long land leasing terms up to 70 years and tax exemptions for supporting industries.

04

On-Site Customs: accelerate documentation procedures, inspect shipments on-site.

05

One of the last remaining projects in Hanoi with vacant land for manufacturing and logistics.

06

Developer support with HR and labor recruitment in addition to IRC and ERC applications, construction permits, and fire safety approvals.

INFRASTRUCTURE



Power Supply

The site is powered with 35KV line. Transmission line is installed underground or along the road to the factory connection point.



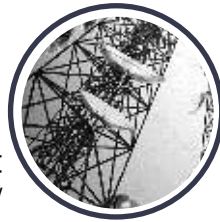
Water Supply

Initial capacity from 3,500m³/ day, and upgradable to 25,000m³/ day.



Waste Treatment

Wastewater treatment plant with capacity of 3,000 m³/ day, using nanotechnology-based treatment system.



Telecommunications

Hi-speed optical-fiber internet, telephone, fax service online 24hrs.



Internal Roads

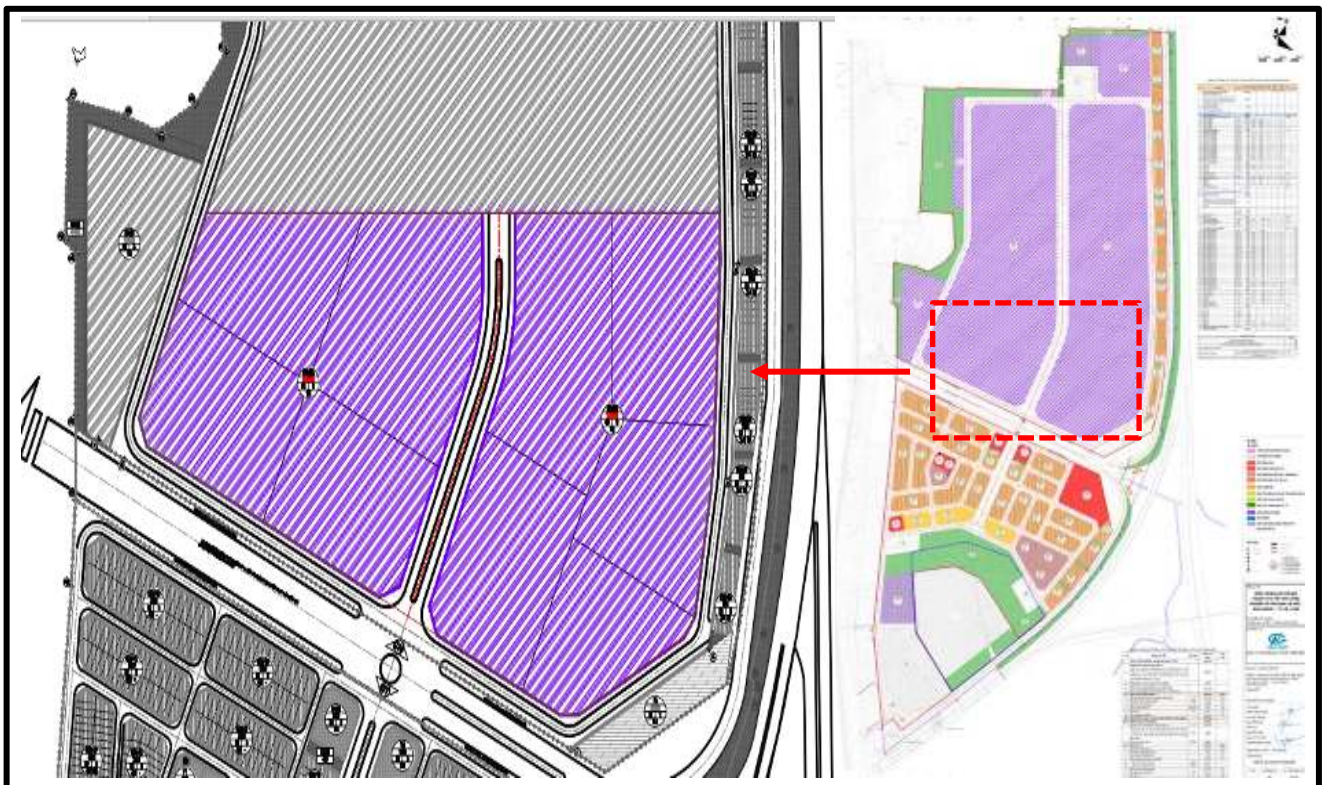
The main road has a width of 32m and 4 lanes for vehicles.



Dormitories

Dormitories for workers, villa and apartment for experts, trading center, hotel, office, schools, banks, logistic center etc..

Masterplan



SITE OVERVIEW



PHOTOS





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



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