

THANH HOA

# INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

09/2020

# EXECUTIVE SUMMARY

savills



## Location

Bim Son  
District,  
Thanh Hoa  
Province



## Property type

Industrial land  
for long-term  
lease



## Total area

**308**  
ha



## Leasable area

**216**  
ha



## Established

**2013**



## Lease Term

**2063**



# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available area

**60**  
ha



IP Occupancy

**75**  
%



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

**\$50**  
/m<sup>2</sup>



Deposit

**30**  
%



Management fee

**\$0.6**  
m<sup>2</sup>/year



Water supply fee

**\$0.721**  
m<sup>3</sup>



Waste-water fee

**\$0.18**  
m<sup>3</sup>



Electricity fee

**\$0.065**  
kWh

## ACCESSIBILITY



Hanoi CBD

**120**  
km



Noi Bai Airport

**150**  
km



Hai Phong Port

**170**  
km



Highway 1A

**3**  
km

## OTHER



Road systems

Near 1A Highway



Telecommunications

Telephone system and high speed internet



Supporting services

Bank, hospital, post office, etc.

# SUMMARY

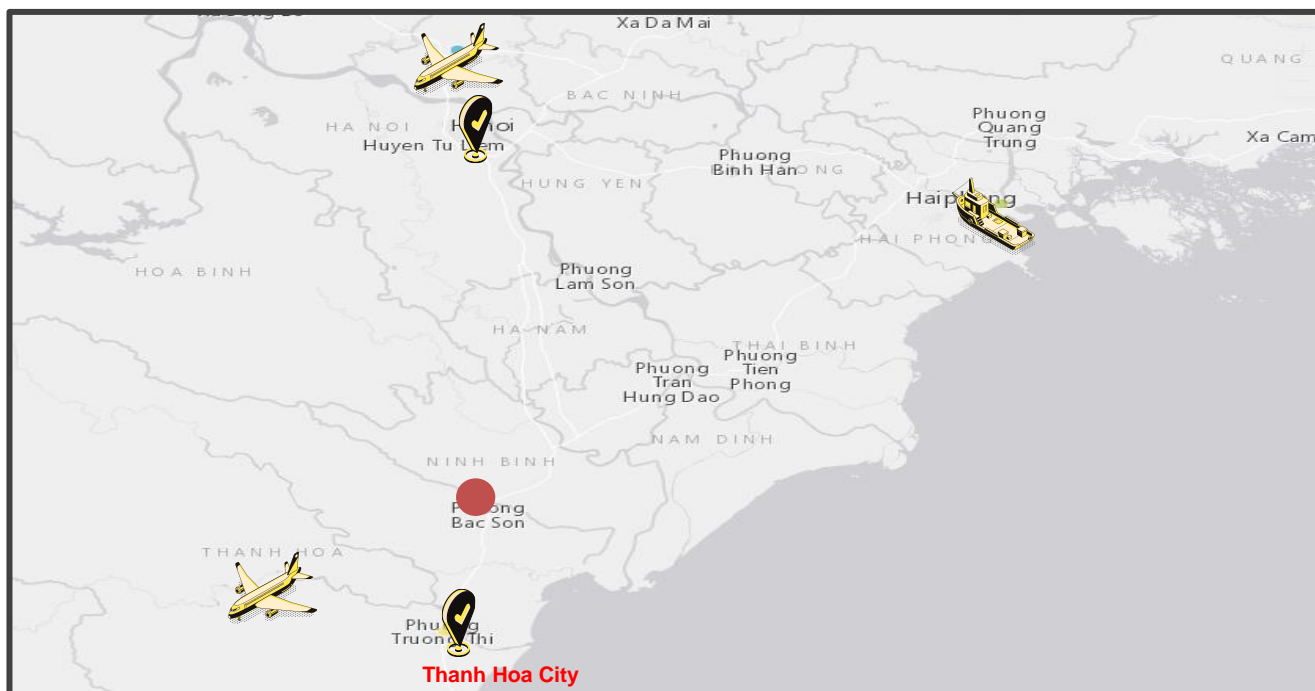
## Description

A multi-industry industrial park owned by a leading and reputable industrial park developer in North Vietnam, offering competitively priced land plots from only US\$50/m<sup>2</sup> in the heart of Thanh Hoa Province.

## Location

Located on National main route from Hanoi to Thanh Hoa, to the Central of Vietnam and to the South, connect the North economic to the Central economic zone, also is a strategic location where the expressway CT1 from Hanoi to the industrial park.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Hanoi CBD: 120 km/ 2 hours

Thanh Hoa city: 32 km/ 40 mins

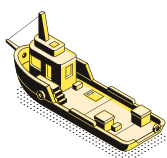
## Airways



Noi Bai Airport: 150 km/ 2.5 hours

Tho Xuan Airport: 65 km/ 60 mins

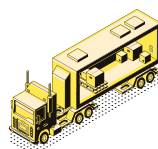
## Seaport



Hai Phong Seaport: 70 km/ 3 hours

Nghi Son Seaport: 90 km/ 80 mins

## Roadway



Highway 1A: 03 km/05 mins

Hanoi – Cau Gie – Ninh Binh – Thanh Hoa

# 308

ha

Available area  
60 (ha)

## INVESTMENT SECTORS



Leather and shoes



Building materials



Textiles (including Dyeing)



Mechanical and auxiliary industry



Light industry



Agricultural and forestry product processing for export



High-tech



Food processing

## IP INFORMATION

### UNIQUE ADVANTAGES

**01**

A strategic location: located on National main route, connecting the North and the Central which creates a favorable transportation network.

**02**

A good human resource support to investor manufacturing: population is about 3.6 million with more than 60% in working age.

**03**

Preferential Investment: exempt CIT for the first 2 years and decrease 50% for the next 4 years.

**04**

Land costs and infrastructure investment are much lower than other industrial parks.

**05**

Thanh Hoa Customs offices will be located in the center of the zone. All sealing procedures and customs declarations are made promptly in enterprises in the IP.

**06**

Investment support by developer: investment certificate procedure, registering and making stamp procedure, procedure to register tax code.

# INFRASTRUCTURE



## Power Supply

Provided continuously and stably from the high-voltage power line: 2 transformers 110/35kV – 125+25MVA



## Water Supply

15,000 m3/day



## Waste Treatment

6,000 m3/day  
Full capacity: 32,000 m3/day



## Telecommunications

The telecommunication network, telephone system and high-speed internet



## Internal Roads

Main road system wide 40m, branch road 20m wide  
Road lighting system is installed along the routes.



## Green tree system

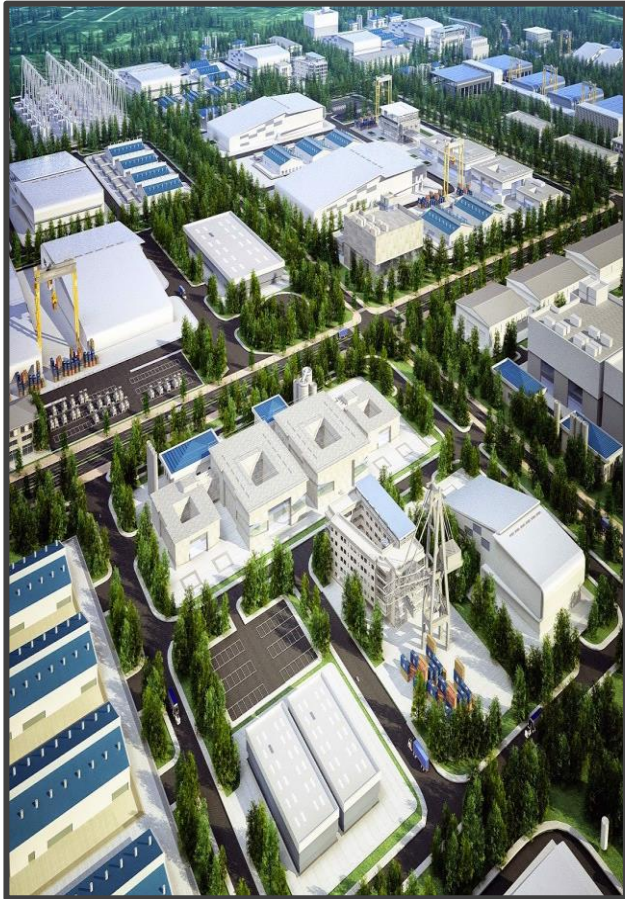
Accounts about 10-12% of the total area of the Industrial Park

## 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.

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



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