

D O N G N A I

WAREHOUSE FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Long Thanh,
Dong Nai
Province



Unit Sizes

5,035 m2 each
block including
office



Total project area

132,000
m2



Total leasable area

60,000
m2



Established

2018



Lease Term





2060

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

<div></div> <div>Available GFA</div> <div>15,000</div> <div>m2</div>	<div></div> <div>Min. Lease term</div> <div>05</div> <div>Years</div>	<div></div> <div>Lease price</div> <div>US\$4.2~4.5</div> <div>/m2/month</div>	<div></div> <div>Deposit</div> <div>06</div> <div>Months rent</div>
<div></div> <div>Management fee</div> <div>\$0.7</div> <div>/m2/month</div>	<div></div> <div>Water supply fee</div> <div>According to LABS IZ</div>	<div></div> <div>Waste-water fee</div> <div>According to LABS IZ</div>	<div></div> <div>Electricity fee</div> <div>According to LABS IZ</div>

ACCESSIBILITY

<div></div> <div>HCM CBD</div> <div>37</div> <div>Km</div>	<div></div> <div>TSN Airport</div> <div>44</div> <div>Km</div>	<div></div> <div>Cat Lai Port</div> <div>32</div> <div>Km</div>	<div></div> <div>Long Thanh Highway</div> <div>03</div> <div>Km</div>
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OTHER

<div></div> <div>Loading capacity</div> <div>3~5t</div> <div>/m2</div>	<div></div> <div>Ceiling height</div> <div>various</div>	<div></div> <div>Telecommunications</div> <div>VNPT, Viettel</div>
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SUMMARY

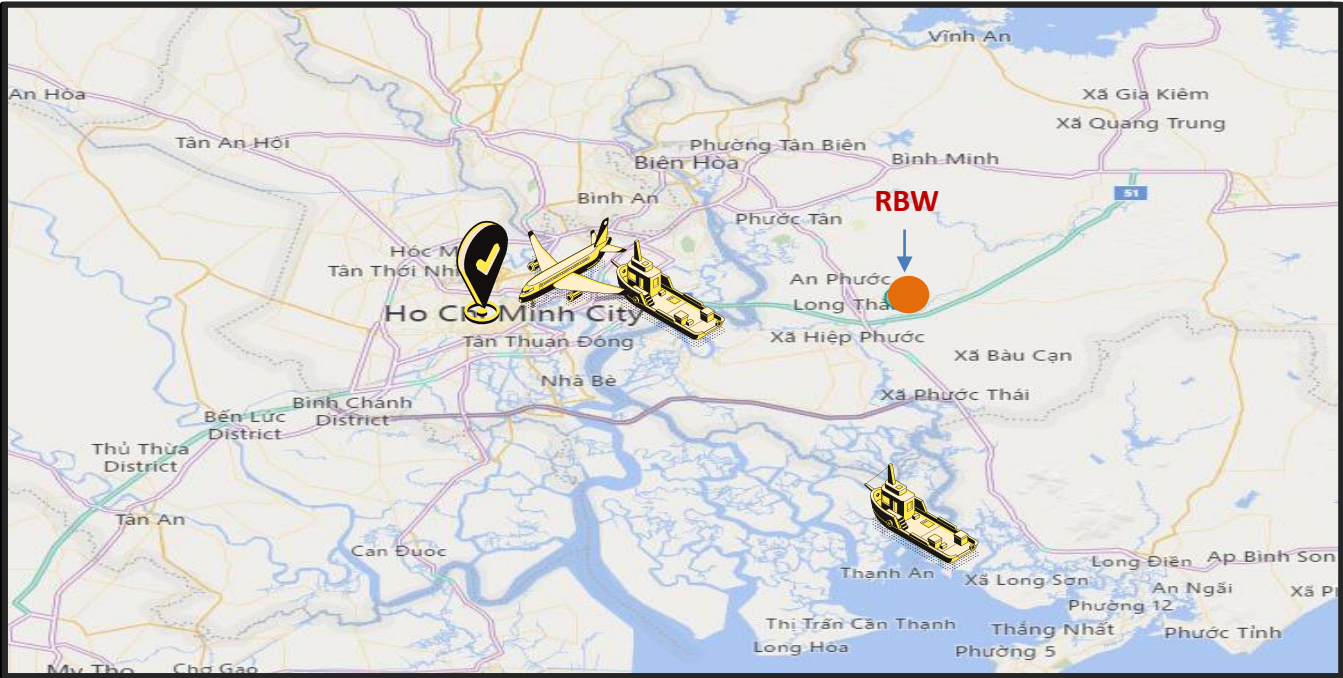
Description

A Japanese standard-quality ready-built-factory and warehouse with completed technical and traffic infrastructure system.

Location

Strategically located in Dong Nai province. Away 39 km from HCMC CBD and well connected to traffic system of the South (national road, airport, ports).

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
39 km/ 53 minutes

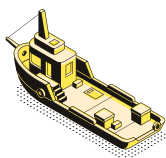
Airways



Tan Son Nhat Airport
51 km/ 1 hour 28 minutes

Long Thanh Airport (2025)
24 km/ 39 minutes

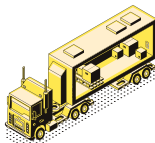
Seaport



Cat Lai Terminal
36 km/ 53 minutes

Cai Mep Port
35 km/ 53 minutes

Roadway



National Road No. 51
6.7 km/ 12 minutes

HCM-Long Thanh-Dau Giay Highway
11 km/ 20 minutes

INFRASTRUCTURE

savills



Power Supply

EVN power sources
220/110kV



Water Supply

Capacity of water
supply: 100,000m³/day



Waste Treatment

Capacity of waste
water: 9,200m³/day



Telecommunications

VNPT, Viettel, FPT
ADSL (8MB/s)



Internal Roads

Reinforced concrete flooring
with surface hardening agent
to prevent dirt and cracks.

- Main road width: 36 – 39 m
- Sub-road width: 24 – 28 m



Dormitories

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UNIQUE ADVANTAGES

01
—

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Hi-tech sector has a preferential tax rate of 10% for 15 years.

02
—

All-in One service and extra utilities.

03
—

Developer support with IRC, ERC, construction cert., legal Services.

04
—

Developer support with HR, recruitment and onboarding, and training.

05
—

Close to Long Thanh Airport and ring road .

06
—

Flexible payment policy
24/7 triple-layered security system.

The image displays two architectural drawings for a building.
Figure 1: Cross-section of the building. This drawing shows a longitudinal section of a large, multi-story building. The top of the drawing is marked with a series of numbered circles (1 through 34) indicating vertical levels or grid lines. The building's exterior is shown with a hatched pattern. Internal structural elements, including columns and beams, are detailed. Various rooms and areas are labeled, such as 'Office', 'Storage', 'Mechanical', and 'Roof'. A north arrow is located in the upper left corner.
Figure 2: Floor loading plan. This drawing shows a plan view of the building's floor. It is divided into several rectangular sections, each labeled with a number (1 through 6). The sections are shaded with different patterns to represent different loading conditions. A north arrow is located in the upper left corner. Below the plan view, there is a table titled 'FLOOR LOADING PLAN' with columns for 'Room No.', 'Room Name', and 'Loading (psf)'. The table lists the following data:

Room No.	Room Name	Loading (psf)
1	Office	40
2	Storage	10
3	Mechanical	10
4	Roof	20
5	Office	40
6	Storage	10

PHOTOS



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



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