

LONG AN

WAREHOUSE FOR LEASE

CONFIDENTIAL

October 2020

EXECUTIVE SUMMARY

savills



Location

Can Giuoc
District, Long
An Province



Unit Sizes

1,000 – 2,000
m2
(can combine)



Total project area

17,680
m2



Total leasable area

9,984
m2



Established

2016



Lease Term





2066

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

 Available GFA 4,992 m2	 Min. Lease term 03 Years	 Lease price US\$5 /m2/month	 Deposit 06 Months rent
 Management fee \$N/A	 Water supply fee \$0.5 /m3	 Waste-water fee \$0.35 /m3	 Electricity fee \$0.06 /kVh

ACCESSIBILITY

 HCM CBD 25 Km	 TSN Airport 27 Km	 Cat Lai Port 23 Km	 Highway 1.5 Km
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OTHER

 Loading capacity 2t /m2	 Ceiling height 12.9 m	 Telecommunications VNPT, Viettel
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SUMMARY

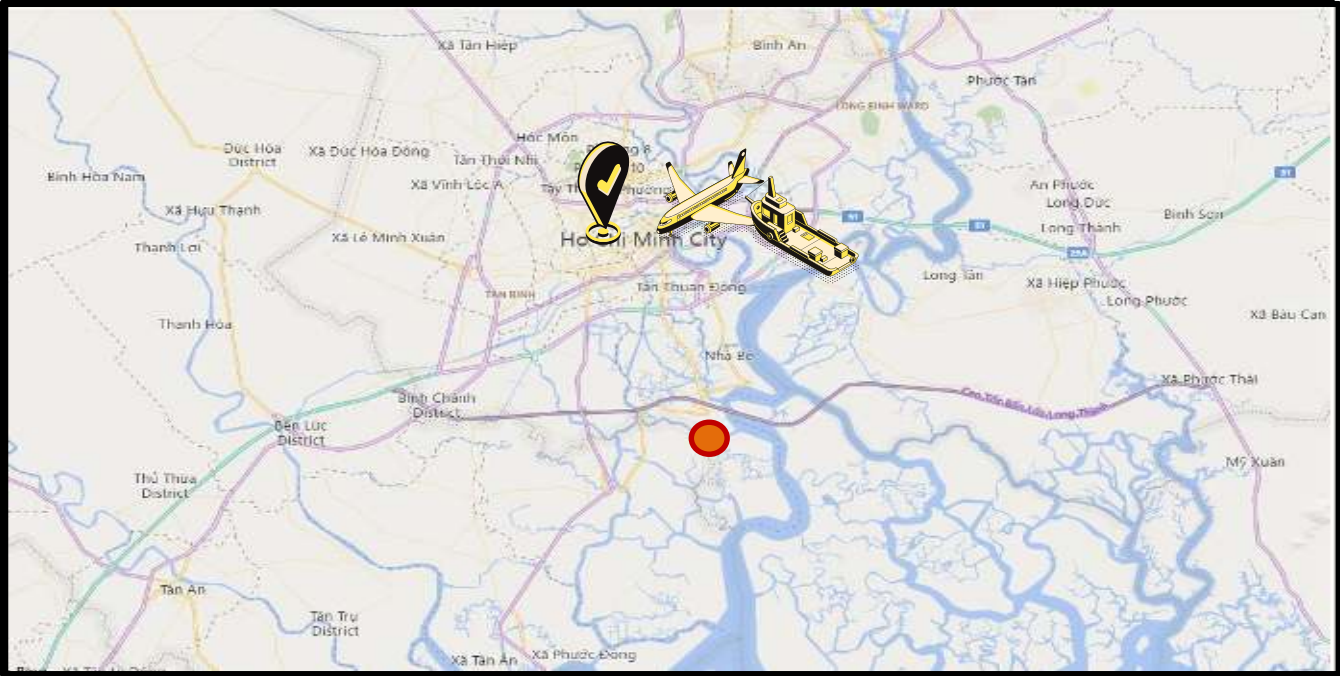
Description

New (2020) international standard distribution center and ready-built warehouse space with flexible unit sizes and quality building specifications, perfect for FMCG, e-commerce and logistics occupiers.

Location

Located only 25 km to HCMC CBD in Long An's priority strategic area, aptly named "Forwarding to the East Sea", this project has ease of access to technical infrastructure, labor resources and consumption markets.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

25 km/ 54 minutes

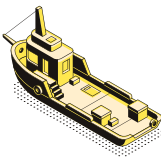
Airways



Tan Son Nhat Airport

27 km/ 60 minutes

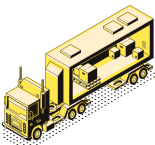
Seaport



Cat Lai Terminal - 23 km/ 52 mins

Hiep Phuoc Port - 8km/ 16 minutes

Roadway



National Road No. 50 - 1.5 km/10mins

Ben Luc-Long Thanh (2021) - 4km

INFRASTRUCTURE

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Power Supply

Power station: 1500kVA
Voltage: 22kV/ 380
Frequency 50Hz



Water Supply

Capacity of water
supply: 16m³/day



Waste Treatment

waste water capacity:
12.8m³/day



Telecommunications

VNPT, Viettel



Internal Roads

- Reinforcement ground: 2.85m
- Main road width:: 20.8m
- Sub-road width: 14.8m



Dormitories

Access to worker
dormitories and residential
areas in Can Giuoc, Long
An and District 7, HCMC

UNIQUE ADVANTAGES

01

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Cooperation income tax is 20%

02

Only 25 km to HCMC CBD,
providing efficient distribution
opportunities for FMCG, logistics
and e-commerce occupiers

03

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

04

Ease of access to technical
infrastructure, labor
resources, consumption
market and professional
services from HCMC CBD

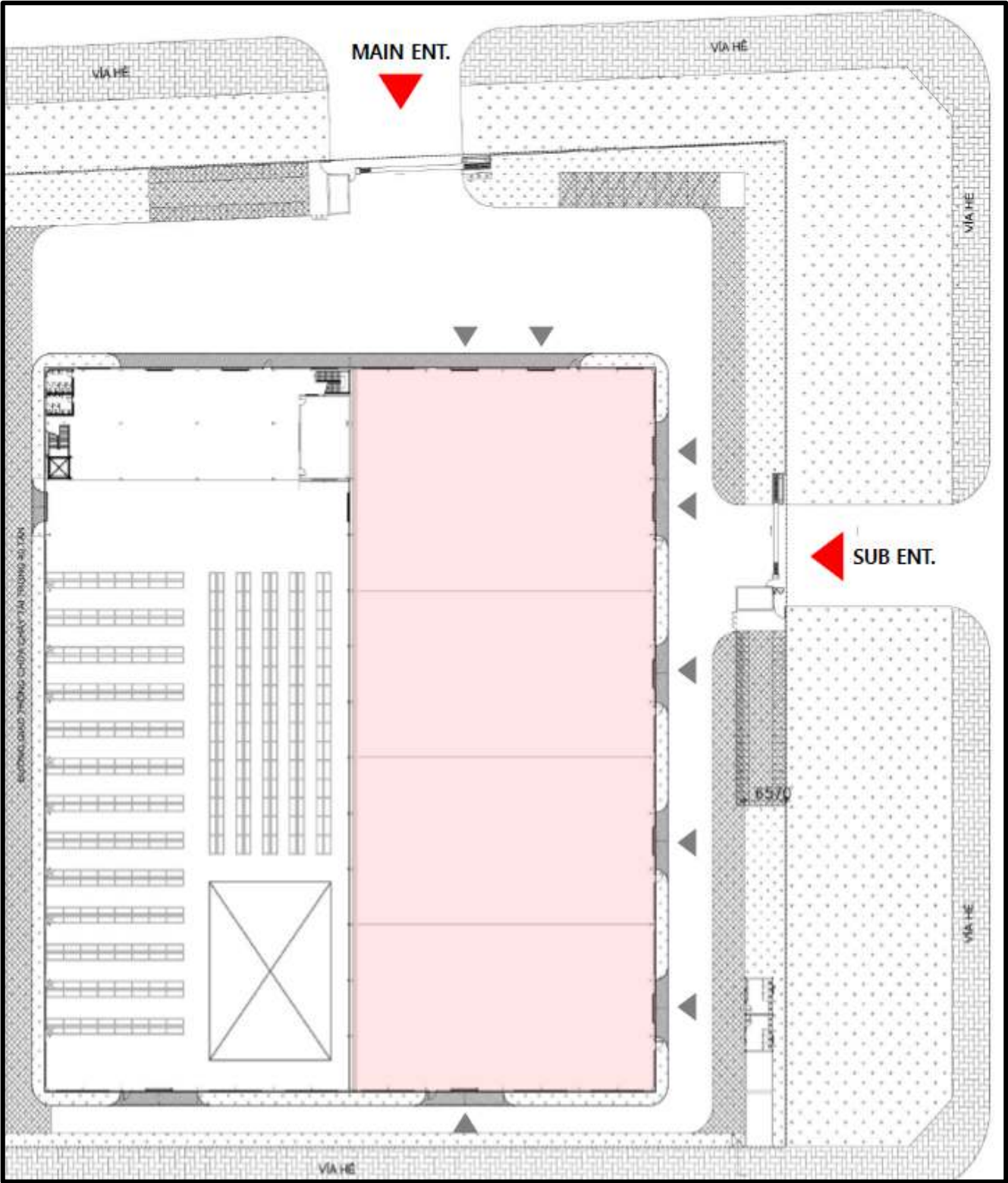
05

Neighboring HCMC and Phu
Mu Hung Urban area with
many modern urban
amenities.

06

'Connective business'
environment in master
industrial zone

MASTERPLAN



PHOTOS



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



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