

HO CHI MINH

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Cu Chi District,  
HCMC



## Unit Sizes

2,000m<sup>2</sup>



## Total project area

**62,144**  
m<sup>2</sup>



## Total leasable area

**28,000**  
m<sup>2</sup>



## Established

**2019**



## Lease Term

**2058**

# EXECUTIVE SUMMARY

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## PROPERTY FEATURES AND COST



Available GFA

**28,000**  
m<sup>2</sup>



Min. Lease term

**03**  
Years



Lease price

Contact  
Industrial Team



Deposit

**06**  
Months rent



Management fee

Included  
in rental fee



Water supply fee

**\$0.5**  
/m<sup>3</sup>



Waste-water fee

**NA**  
/m<sup>3</sup>



Electricity fee

**NA**  
/kVh

## ACCESSIBILITY



HCM CBD

**46**  
Km



TSN Airport

**47**  
Km



Cat Lai Port

**34**  
Km



Highway

**3**  
Km

## OTHER



Loading capacity

**2t**  
/m<sup>2</sup>



Ceiling height

**7.5-11**  
m



Telecommunications

VNPT, Viettel, FPT

# SUMMARY

## Description

A ready-build factory within a developed IP with equipped utilities such as elevators, garages, generators. A good factory for garment, footwear, wearing apparel, paper and related, etc.

## Location

Located in the priority strategic area of Ho Chi Minh City and main ports in South of Vietnam, only 23km to Cat Lai port and 1km to National Road 1A.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

National Road 1A  
16 km/ 30 minutes

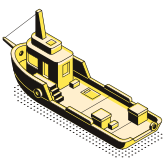
## Airways



Tan Son Nhat Airport  
12 km/ 41 minutes

Long Thanh Airport (2025)  
59 km/ 1h 39 minutes

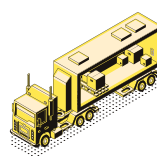
## Seaport



Cat Lai Terminal  
23km/ 53 minutes

Hiep Phuoc Port  
8km/ 16 minutes

## Roadway



Highway  
7 km/ 5 minutes

National Road 1A  
1 km/ 3 minutes



# INFRASTRUCTURE



## Power Supply

Power station: 110kV/22 – 37MW  
Voltage: 22kV/ Frequency 50Hz



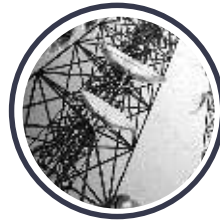
## Water Supply

Capacity of water supply: 15,000m<sup>3</sup>/day



## Waste Treatment

Capacity of waste water: 2,000m<sup>3</sup>/day



## Telecommunications

VNPT, Viettel, FPT



## Internal Roads

- Reinforcement ground: 2.85m
- Main road width: 45m



## Dormitories

Within HCMC  
Close to Highway and national road 1A

# UNIQUE ADVANTAGES

**01**

Investment tax incentives:

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

**02**

Saving cost for transportation and logistic.

**03**

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

**04**

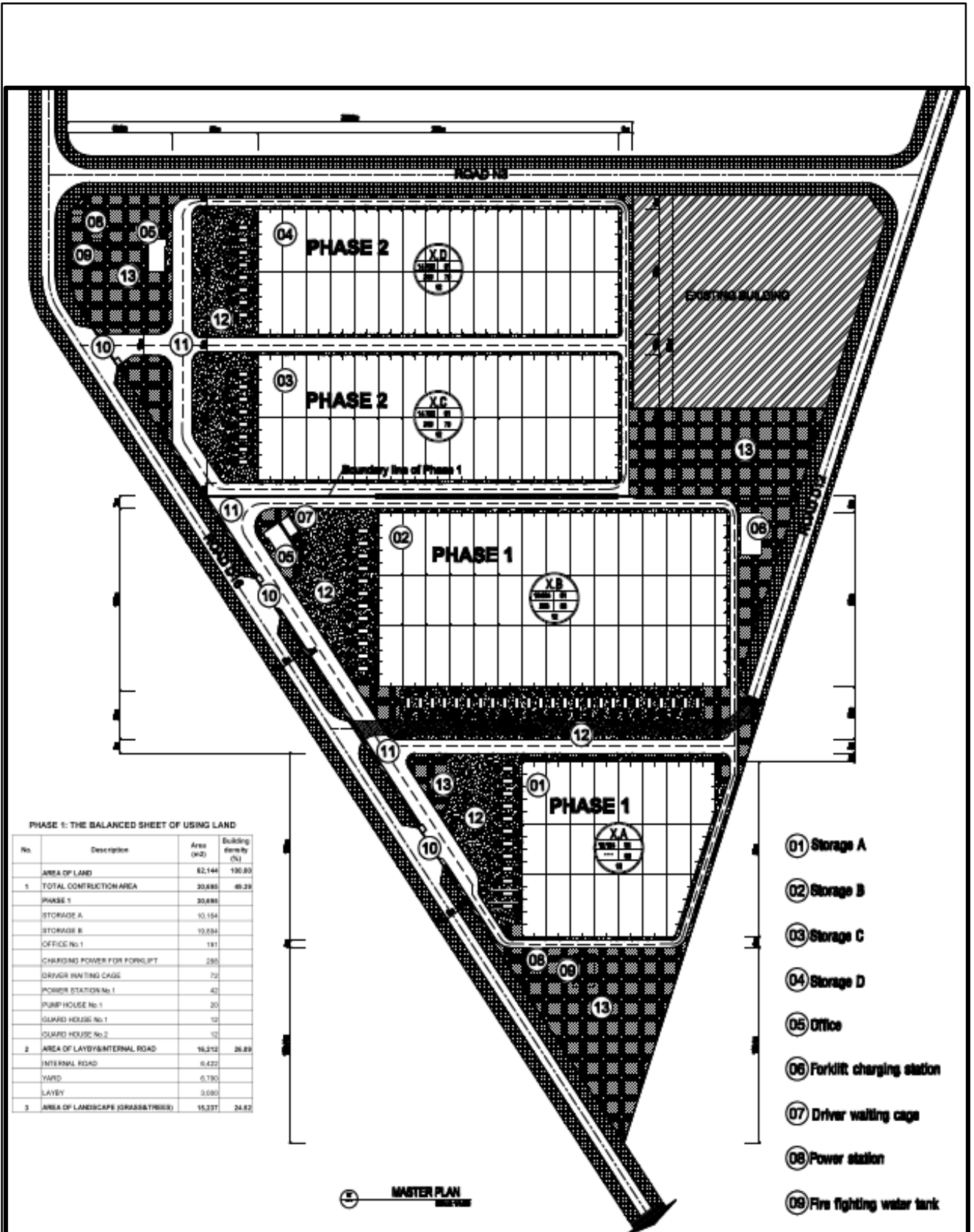
Within HCMC and close Phu My Hung Urban area with many modern urban amenities.

**05**

Within HCMC and located near the main road, easy access other Southern areas.

**06**

Easily access to technical infrastructure, labor resources, consumption market and professional services of Ho Chi Minh City



# PHOTOS



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



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