

D O N G N A I

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Long Thanh  
District, Dong  
Nai Province



## Unit Sizes

1,000 - 6,000  
m<sup>2</sup>



## Total project area

**60,000**  
m<sup>2</sup>



## Total leasable area

**36,000**  
m<sup>2</sup>



## Established

**2015**








## Lease Term

**2054**





# EXECUTIVE SUMMARY

savills




## PROPERTY FEATURES AND COST

|  |   |  |  |
|--|---|--|--|
| <br><b>Available GFA</b><br><b>4,000</b><br>m2            | <br><b>Min. Lease term</b><br><b>03</b><br>Years               | <br><b>Lease price</b><br><b>US\$4.8~5.6</b><br>/m2/month     | <br><b>Deposit</b><br><b>06</b><br>Months rent                |
| <br><b>Management fee</b><br><b>US\$0.17</b><br>/m2/month | <br><b>Water supply fee</b><br><b>According to Long Duc IP</b> | <br><b>Waste-water fee</b><br><b>According to Long Duc IP</b> | <br><b>Electricity fee</b><br><b>According to Long Duc IP</b> |

## ACCESSIBILITY

|  |  |   |   |
|--|--|---|---|
| <br><b>HCM CBD</b><br><b>42</b><br>Km | <br><b>TSN Airport</b><br><b>48</b><br>Km | <br><b>Cat Lai Port</b><br><b>34</b><br>Km | <br><b>Long Thanh Highway</b><br><b>12</b><br>Km |
|--|--|---|---|

## OTHER

|  |  |   |
|--|--|---|
| <br><b>Loading capacity</b><br><b>5t</b><br>/m2 | <br><b>Ceiling height</b><br><b>various</b> | <br><b>Telecommunications</b><br>VNPT, Viettel |
|--|--|---|

# SUMMARY

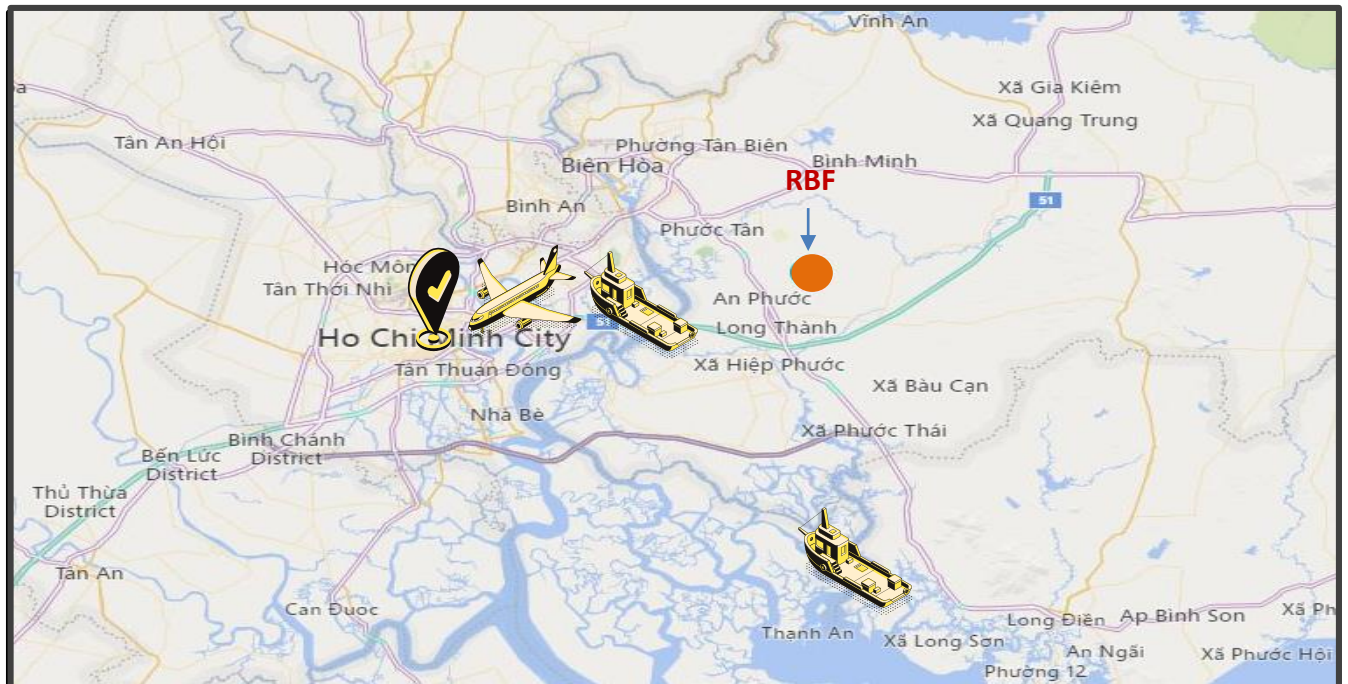
## Description

A Japanese standard ready-built-factory (RBF) with full completed infrastructure system. The RBF system suit for light industries such as food & beverages, electronics, metal and high-tech industries.

## Location

Strategically location Dong Nai province, just 54 km from HCMC and 51 km from Tan Son Nhat Airport, 38 km to Cat Lai port; and easy access to traffic system and main southern sea ports.

# LOCATION



# TRANSPORTATION NETWORK

## CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway  
54 km/ 1 hour 21 minutes

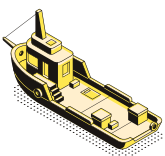
## Airways



Tan Son Nhat Airport  
51 km/ 1 hour 17 minutes

Long Thanh Airport  
23 km/ 36 minutes

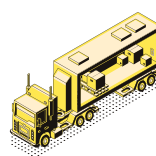
## Seaport



Cat Lai Terminal  
38 km/ 55 minutes

Cai Mep Port  
43 km/ 1 hour 3 minutes

## Roadway



National Road No. 51  
5 km/ 10 minutes

HCM-Long Thanh-Dau Giay  
8 km/ 15 minutes

# INFRASTRUCTURE



## Power Supply

Two EVN power sources  
110/22kV



## Water Supply

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



## Waste Treatment

Capacity of waste  
water: 9,000m<sup>3</sup>/day



## Telecommunications

VNPT, ADSL



## Internal Roads

- Main road width: 30-35m
- Sub-road width: 15m – 20m



## Dormitories

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# UNIQUE ADVANTAGES

## 01

Investment tax incentives:

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

## 02

One-stop services

## 03

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

## 04

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

## 05

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

## 06

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

# MASTERPLAN



# PHOTOS



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



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### Disclaimer

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