

BINH DUONG

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Ben Cat, Binh Duong Province



Unit Sizes

1,284 – 3,156 m²
Including office



Total project area

240,000
m²



Total leasable area

146,433
m²



Established

2019



Lease Term

2059

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

31,050
m²



Min. Lease term

05
Years



Lease price

US\$4.5
/m²/quarterly
payment



Deposit

06
Months rent



Management fee

\$0.1
/m/month



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.032
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

39
Km



TSN Airport

44
Km



Cat Lai Port

51
Km



Highway

02
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

7
m



Telecommunications

VNPT,

SUMMARY

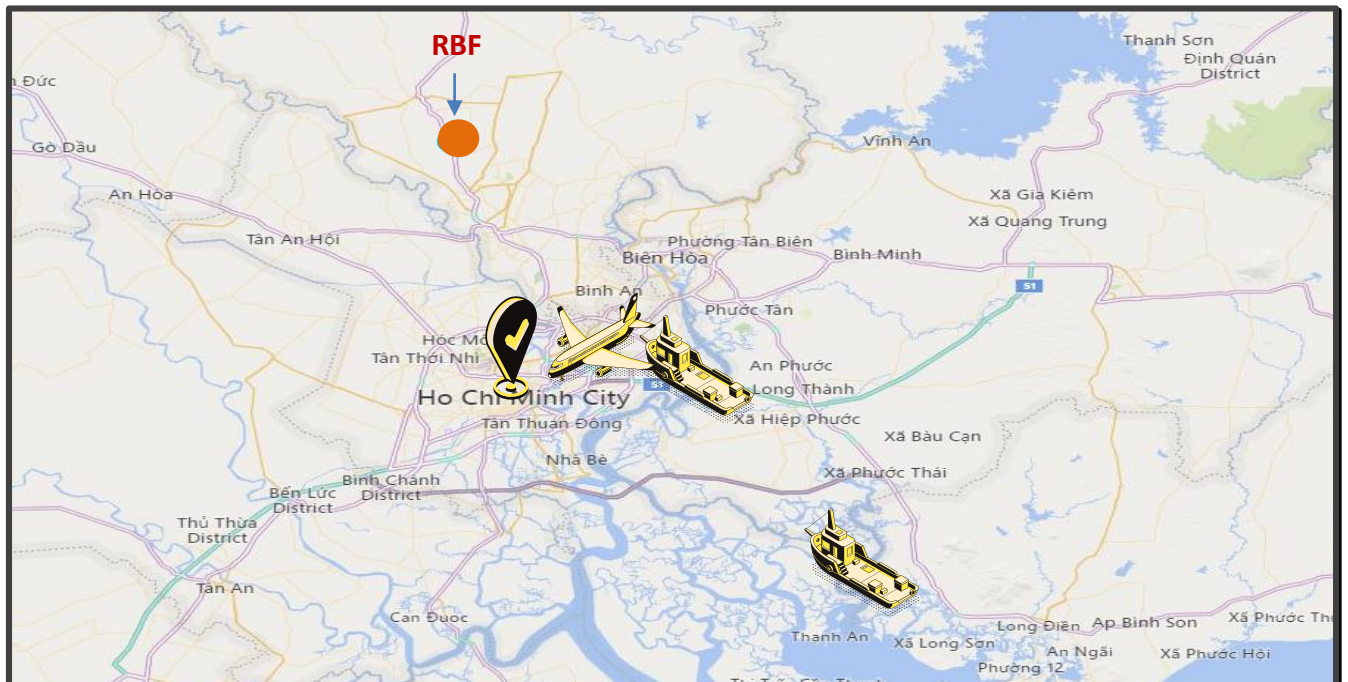
Description

A high-quality standard ready-built-factory and warehouse for rent in Vietnam with completed technical and traffic infrastructure system.

Location

Strategically location with close proximity to Binh Duong New City. Easy access to main infrastructure and amenities of Binh Duong and HCMC.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
39 km/ 1 hour 15 minutes

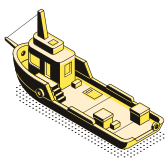
Airways



Tan Son Nhat Airport
45 km/ 1 hour 20 minutes

Long Thanh Airport (2025)
24 km/ 39 minutes

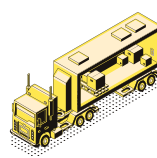
Seaport



Cat Lai Terminal
51 km/ 1 hour 90 minutes

Cai Mep Port
91 km/ 2 hours 23 minutes

Roadway



National Road No. 13
500 m/ 3 minutes

Tan Van-My Phuoc Highway
2 km/ 5 minutes

INFRASTRUCTURE



Power Supply

EVN power sources
250-400 kVA



Water Supply

Capacity of water
supply: 60,000m³/day



Waste Treatment

Capacity of waste
water: 1,200m³/day



Telecommunications

VNPT, ADSL



Internal Roads

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

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



Dormitories

Office and meeting
rooms for short-term
lease, restaurants,
convenience store and
ATM.

UNIQUE ADVANTAGES

01
—

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Preferential tax rate of 10% for 15 years.

02
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All-in One service and extra utilities.

03
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Developer support with IRC, ERC, construction cert., legal Services.

04
—

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

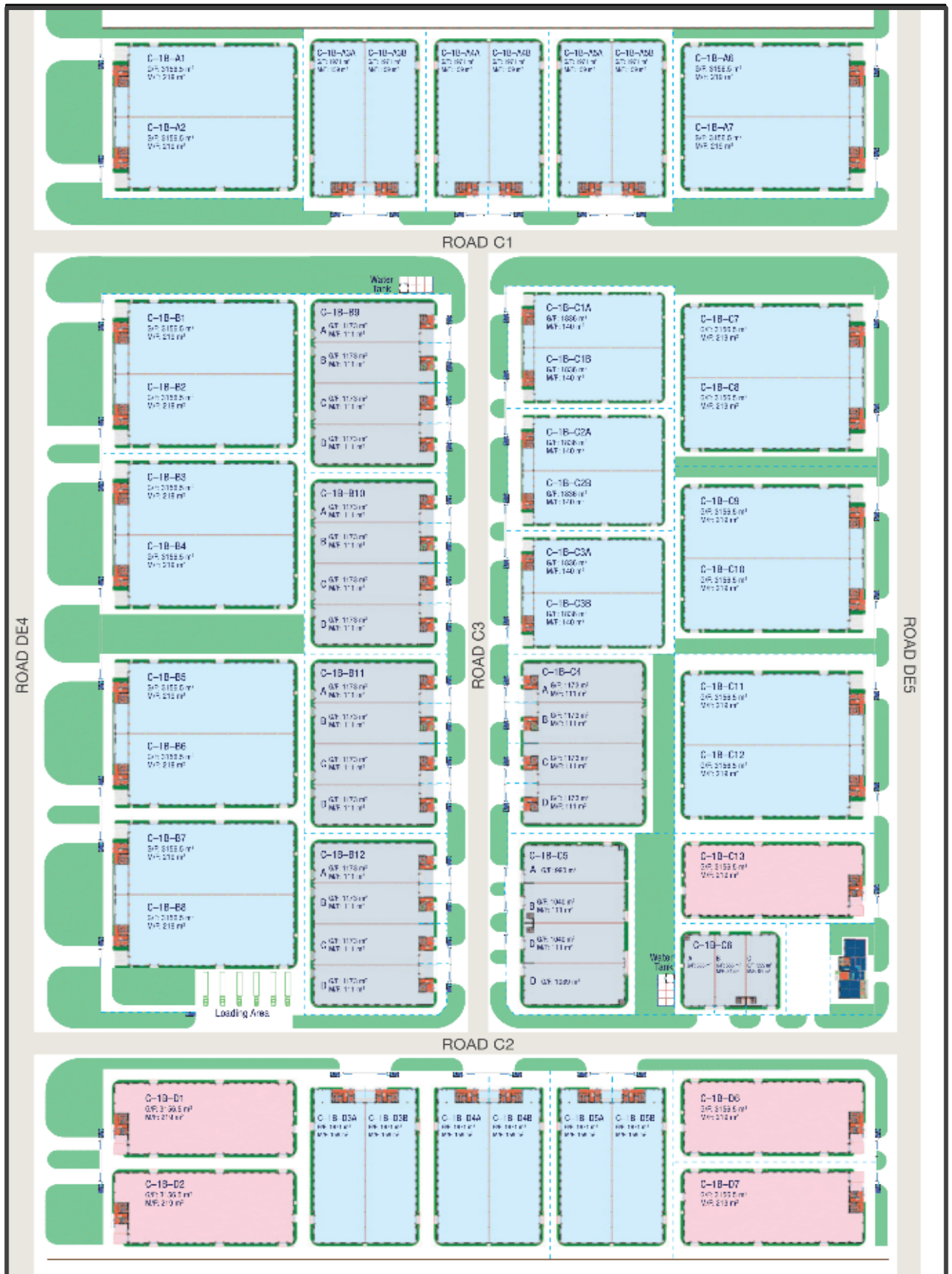
05
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Close to national road and highway..

06
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Flexible payment policy
Fence and security booth

MASTERPLAN



PHOTOS



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



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