

D O N G N A I

# FACTORY FOR LEASE

CONFIDENTIAL

June/2020

# EXECUTIVE SUMMARY

savills



## Location

Bien Hoa  
City, Dong  
Nai Province



## Unit Sizes

1,484 – 5,600 m<sup>2</sup>  
Including office



## Total project area

**34,439**  
m<sup>2</sup>



## Total leasable area

**34,436**  
m<sup>2</sup>



## Established

**2019**



## Lease Term

**2057**

# EXECUTIVE SUMMARY

savills

## PROPERTY FEATURES AND COST



Available GFA

**31,050**  
m<sup>2</sup>



Min. Lease term

**03**  
Years



Lease price

**US\$3.5 - US\$3.95**  
/m<sup>2</sup>/quarterly  
payment



Deposit

**06**  
Months rent



Management fee

**\$0.1**  
/m/month



Water supply fee

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



Waste-water fee

**\$0.032**  
/m<sup>3</sup>



Electricity fee

**\$0.06**  
/kVh

## ACCESSIBILITY



HCM CBD

**51**  
Km



TSN Airport

**51**  
Km



Cat Lai Port

**38**  
Km



Long Thanh Highway

**03**  
Km

## OTHER



Loading capacity

**3t**  
/m<sup>2</sup>



Ceiling height

**7**  
m



Telecommunications

**VNPT, Viettel**

# SUMMARY

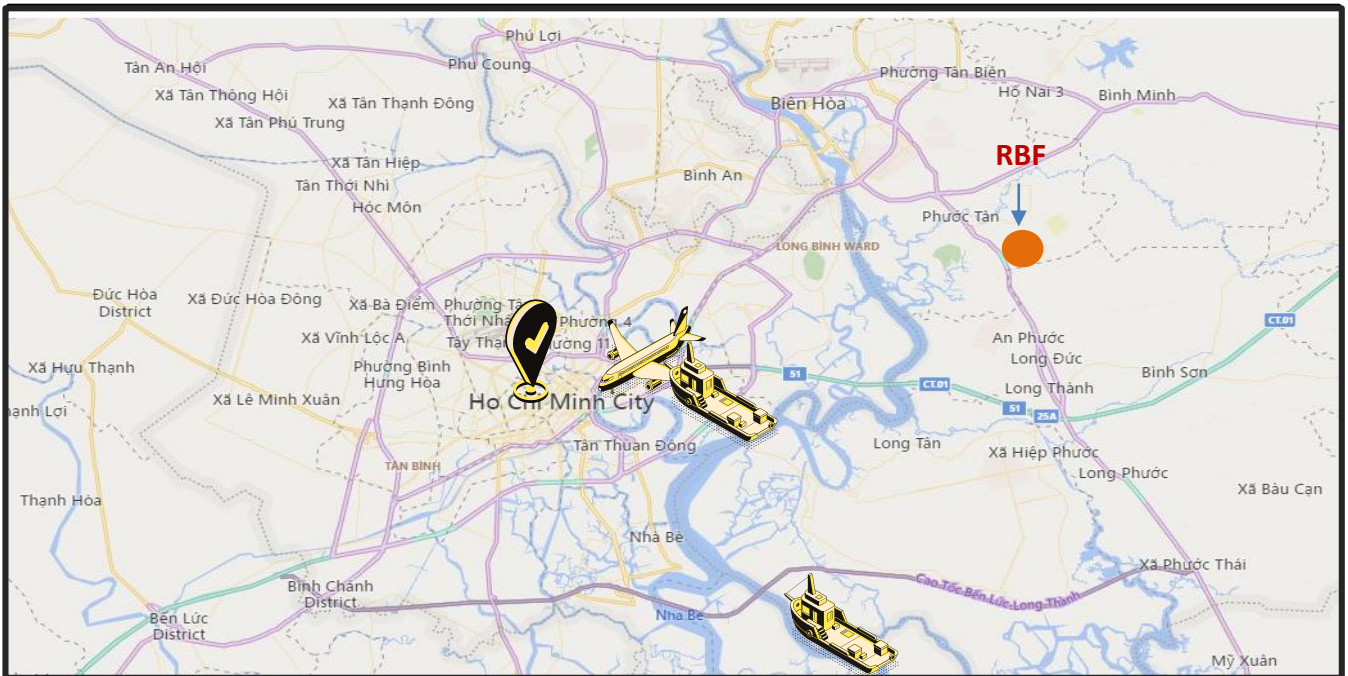
## Description

A 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

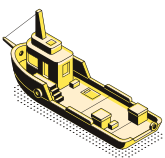
## Airways



Tan Son Nhat Airport  
51 km/ 1 hour 28 minutes

Long Thanh Airport (2025)  
24 km/ 39 minutes

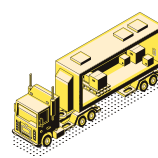
## Seaport



Cat Lai Terminal  
35 km/ 56 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



## Power Supply

EVN power sources  
250kV



## Water Supply

Capacity of water  
supply: 10,000m<sup>3</sup>/day



## Waste Treatment

Capacity of waste  
water: 4,000m<sup>3</sup>/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: 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
- 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.

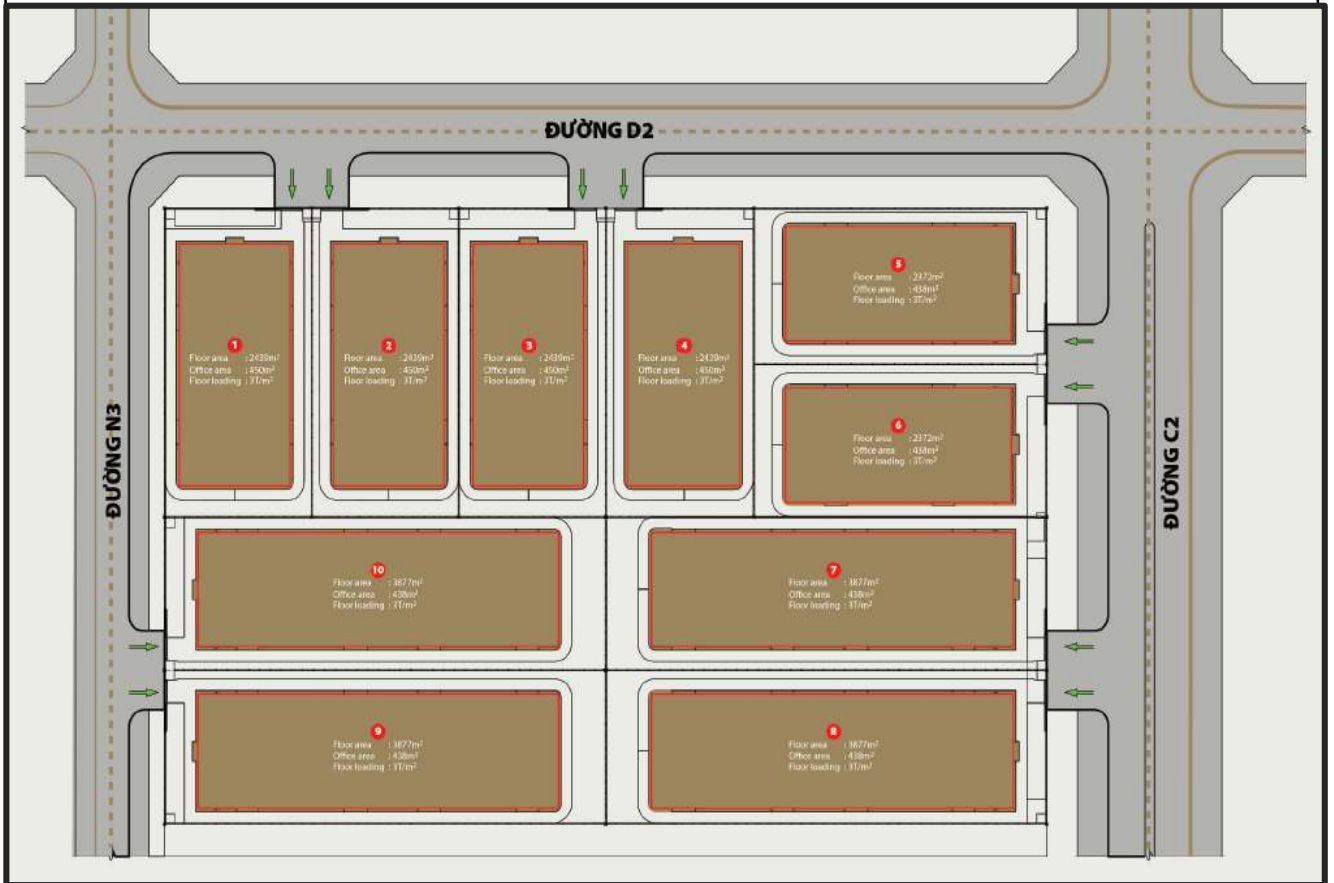
**05**  
—

Close to Long Thanh Airport and ring road .

**06**  
—

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

# MASTERPLAN



# PHOTOS



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



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