

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Can Giuoc
District, Long
An Province



Unit Sizes

600 – 21,000
m²



Total project area

120,000
m²



Total leasable area

83,000
m²



Established

2019



Lease Term

2060

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

83,000
m²



Min. Lease term

03
Years



Lease price

US\$4.6
/m²/quarterly
payment



Deposit

06
Months rent



Management fee

**Included in
rental fee**



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.035
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

20
Km



TSN Airport

22
Km



Cat Lai Port

24
Km



BL-LT Highway

04
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

6
m



Telecommunications

Land-line, mobile,
and VNPT

SUMMARY

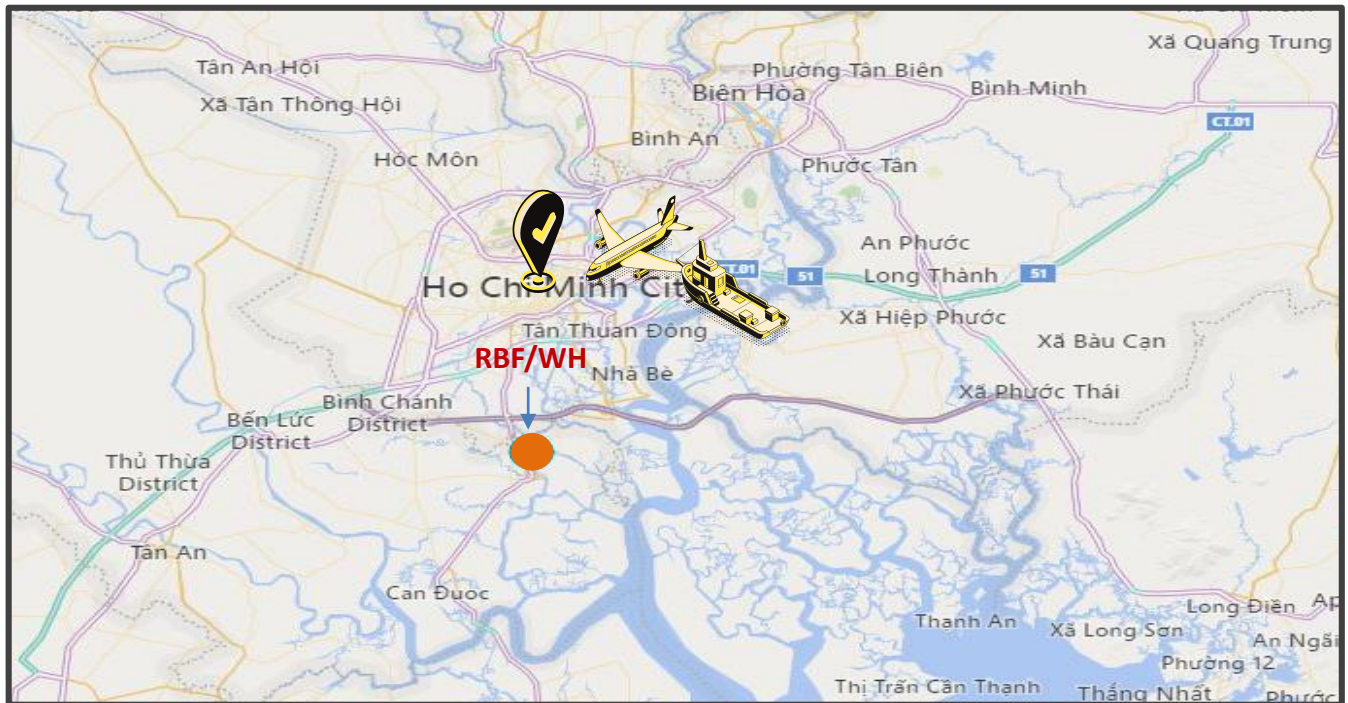
Description

A high quality and Japanese standard factory and warehouse system.

Location

Located in the key economic region of Southern Vietnam, connecting conveniently with important transport hubs of the region. Located in green-clean IP with completed infrastructure system and enjoy the incentives as indicated by Governmental policies.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
19 km/ 45 minutes

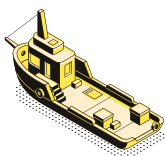
Airways



Tan Son Nhat Airport

National Road No. 50
22km/ 58 minutes

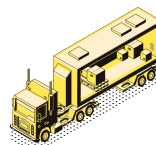
Seaport



Cat Lai Terminal
27km/ 55 minutes

Hiep Phuoc Port
25km/ 46 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

INFRASTRUCTURE



Power Supply

Two EVN power sources
220kV and solar power



Water Supply

Capacity of water
supply: 4,800m³/day



Waste Treatment

Capacity of waste
water: 3,000m³/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

Serviced factory with
comprehensive list of support
services

03

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

04

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

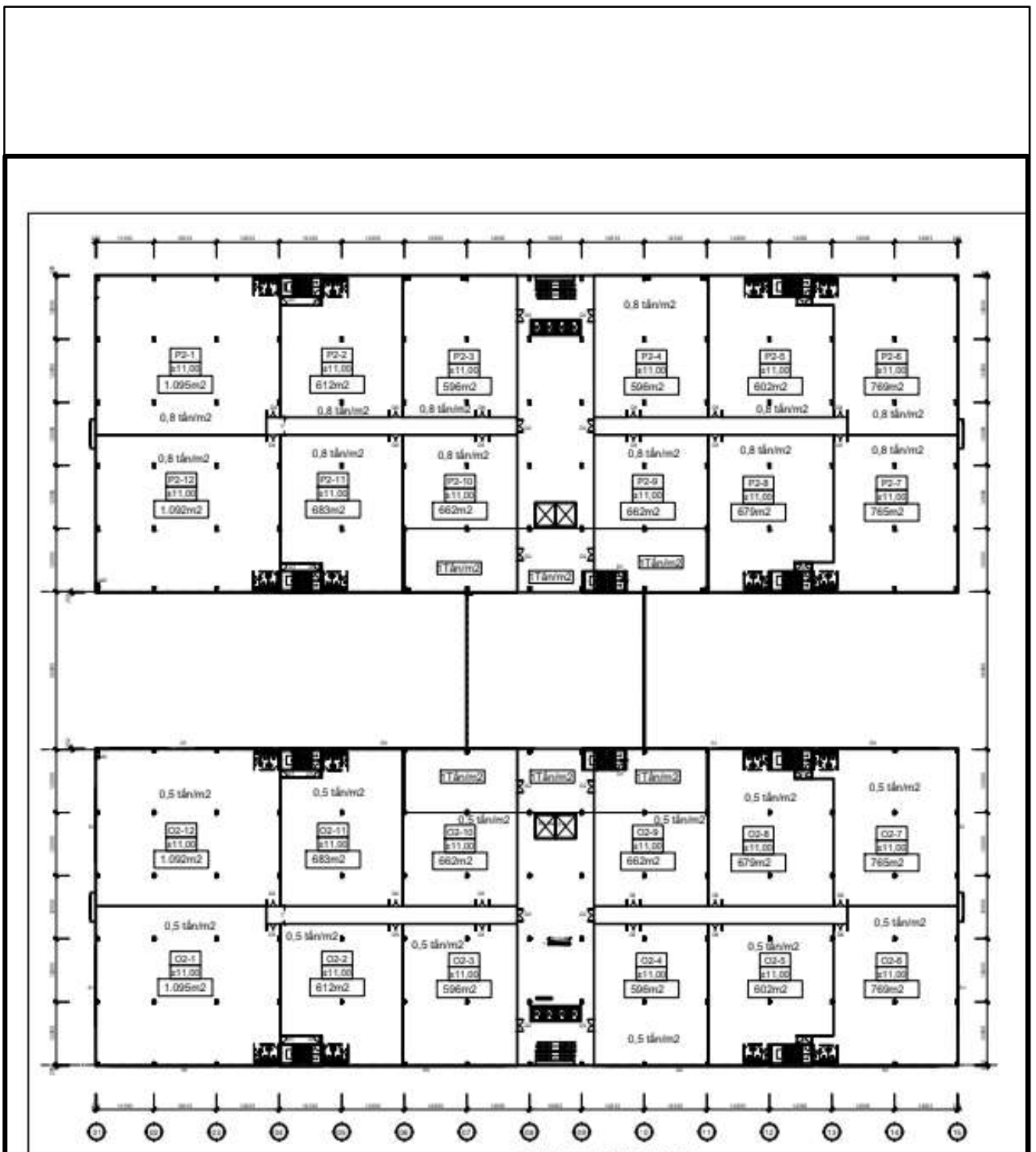
05

Cost-saving: strategic location
& optimal design concept

06

“Easy-in & Easy-out” rental
policy. Also 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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