

LONG AN

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY



Location

Can Giuoc
District, Long
An Province



Unit Sizes

500 -
2,000m2



Total project area

15,477
m2



Total leasable area

10,082
m2



Established

2016



Lease Term





2066

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

 Available GFA 2,500 m2	 Min. Lease term 03 Years	 Lease price US\$6.3 /m2/month	 Deposit 06 Months rent
 Management fee \$0.5 /m2/month	 Water supply fee \$0.5 /m3	 Waste-water fee \$0.35 /m3	 Electricity fee \$0.06 /kVh

ACCESSIBILITY

 HCM CBD 24 Km	 TSN Airport 27 Km	 Cat Lai Port 36 Km	 Highway 1.5 Km
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OTHER

 Loading capacity 1t /m2	 Ceiling height 5.5 - 8 m	 Telecommunications VNPT, Viettel, FPT
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SUMMARY

Description

A modern-designed workshop with full equipped utilities such as elevators, garages, generators,

Location

Located in the priority strategic area of Long An, close to Ho Chi Minh City and main ports in South of Vietnam.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

National Road 1A and 50
25 km/ 54 minutes

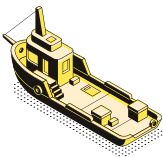
Airways



Tan Son Nhat Airport

National Road No. 50
28km/ 60 minutes

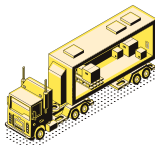
Seaport



Cat Lai Terminal
29km/ 52 minutes

Hiep Phuoc Port
8km/ 16 minutes

Roadway



National Road No. 50
1km/10minutes

Ben Luc-Long Thanh (2021)
4km

INFRASTRUCTURE



Power Supply

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



Water Supply

Capacity of water supply: 15,000m³/day



Waste Treatment

Capacity of waste water: 2,000m³/day



Telecommunications

VNPT, Viettel, FPT



Internal Roads

- Reinforcement ground: 2.85m
- Main road width: 45m
- Sub-road width: 25m - 35m



Dormitories

River port
Access national road

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 Service

03

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

04

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

05

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

06

Other services:

- Catering
- Accountanting consultancy
- Meeting room for rent
- Cleaning industrial services



PHOTOS



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



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