

BINH DUONG PROVINCE

# FACTORY FOR SALE

CONFIDENTIAL

April 2021

# EXECUTIVE SUMMARY

savills



## Location

Ben Cat District,  
Binh Duong  
Province



## Land area

**23,623**  
m<sup>2</sup>



## GFA

**12,315**  
m<sup>2</sup>



## Price

**\$5.8**  
Million (negotiable)



## Legal status

LURC - confirmed  
by owner  
LURC fees – paid  
upfront

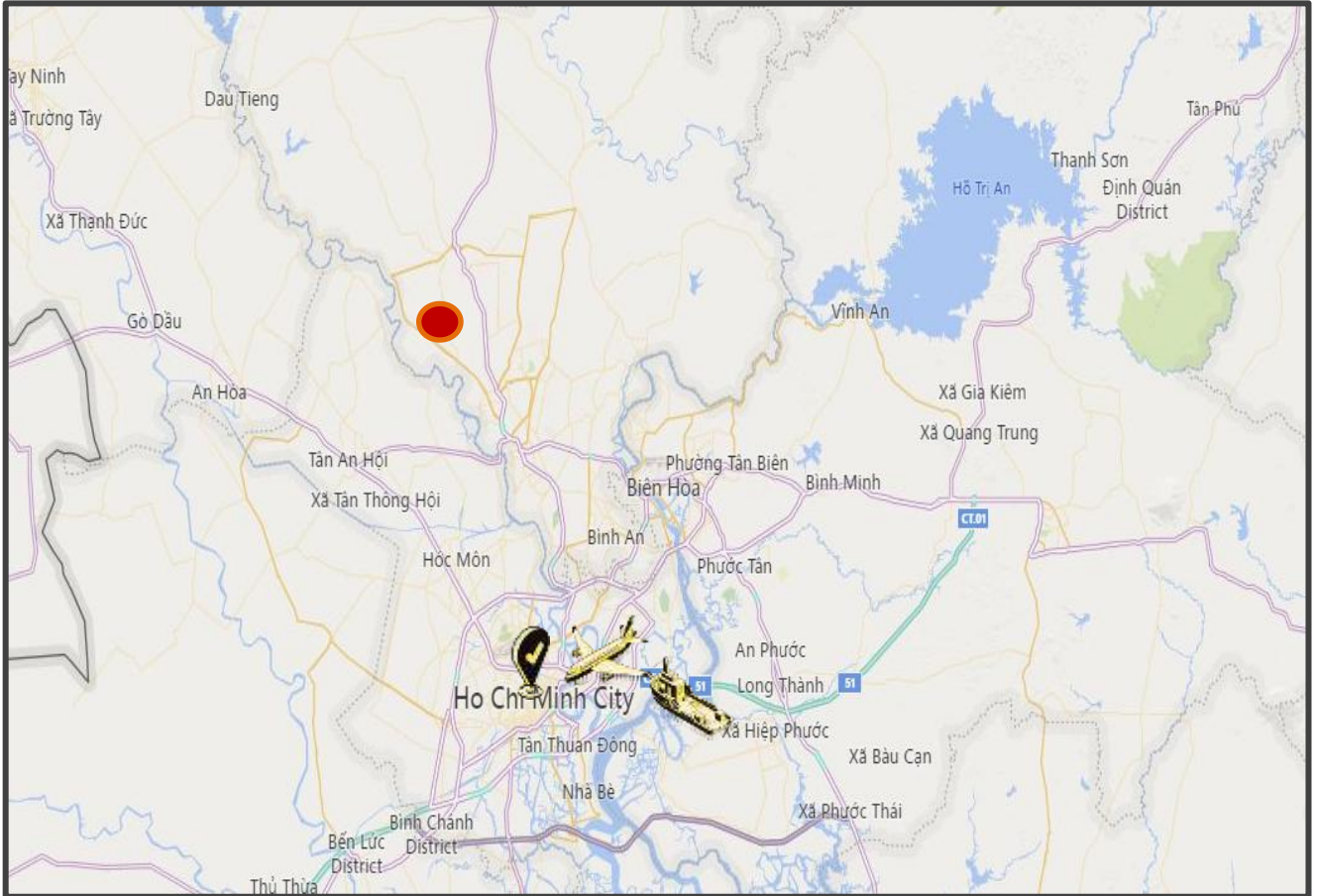


## LUR Lease Term

**2052**

# LOCATION

## MAP



## TRANSPORTATION NETWORK

### CBD



#### HCMC CBD

48 km/01 hr 47 mins

### Airways



#### TSN International Airport

45 km/01 hr 34 mins

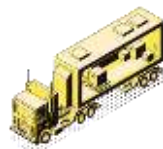
### Seaport



#### Cat Lai Port

57 km/01 hr 46 mins

### Roadway



#### Road DT744

Direct Access

# SUMMARY

## Description

Our client is wooden furniture manufacturer in Vietnam. All products mainly exported to US and UK market. The owner seeks to source a buyer and dispose of the factory. The factory is 100% SKC on the LURC, meaning it can be used for other commercial purposes other than factory production e.g. logistics and warehousing potential (or conversion to residential in future)

## Location

Located on commercial zoned land (100% SKC) OUTSIDE of an industrial park in Ben Cat, Binh Duong, this presents an opportunity for the new investor to convert the land for residential usage in the future. The site very accessible, directly facing road DT744, close to QL 13 and QL 52.

## PROPERTY SPECIFICATIONS

### Property Overview

With 32 years remaining on the lease, the property is 100% SKC (commercial land), with rental fully paid for the entire land tenure, located outside of an industrial zone (but close to Viet Huong 2 IP). Potential to use for logistics purposes or rezone to residential after the lease term. Note the factory has two units, one is occupied by the owner furniture business, and the other by a Taiwanese wood manufacturer (planning to relocate after their lease term next year).

#### Target Markets

- US, UK (80%), and Vietnam

### Factory & Utilities

- Land area: 23,623.7 m<sup>2</sup>
- Factory area: 54%
- Total factory area: 12,834 m<sup>2</sup>
- HLABDB: 127.1 m<sup>2</sup>
- Water tank area: 38.3 m<sup>2</sup>
- Green plant area: 10,624.3 m<sup>2</sup>
- Factory floor loading capacity: 05 tones/m<sup>2</sup>
- Factory ceiling height: 12 meters

## UNIQUE ADVANTAGES

**01**

Rare industrial investment opportunity in Binh Duong Province - 98% IP occupancy

**02**

Close to National Route 13 (QL13), direct access to DT774 helping investors save on transport costs

**03**

Facility currently used for production, but is suitable for retrofitting for logistics warehousing purposes

**04**

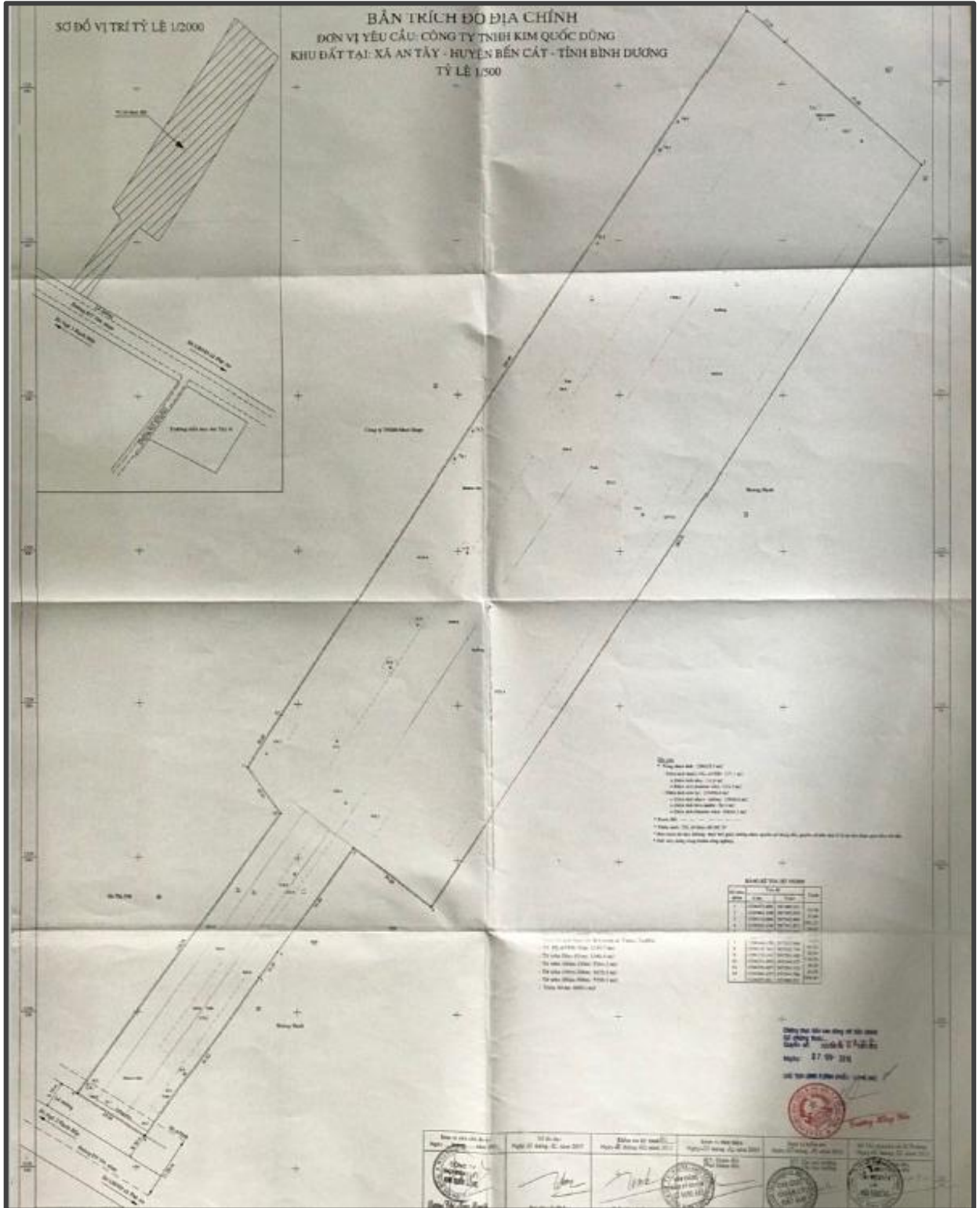
Long lease term to 2052 + rising rents in Binh Duong ensure the new owner attains an attractive yield (if they lease it out)

**05**

Located very near Viet Huong 2 IP, giving access to potential manufacturing customers for a logistics investor

**06**

Located outside an industrial zone, giving investors the opportunity to convert land for residential usage in the future



# PHOTOS



# PHOTOS



# PHOTOS







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



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