

VINH PHUC PROVINCE

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

JUNE 2022

EXECUTIVE SUMMARY

savills



Location

Binh Xuyen,
Vinh Phuc
Province



Property

Industrial
Land



Total Area

248
ha



Leasable Area

152
ha



Legal Status

LURC –
Confirmed
LUFs – Paid
Upfront



Lease Term

2067

EXECUTIVE SUMMARY

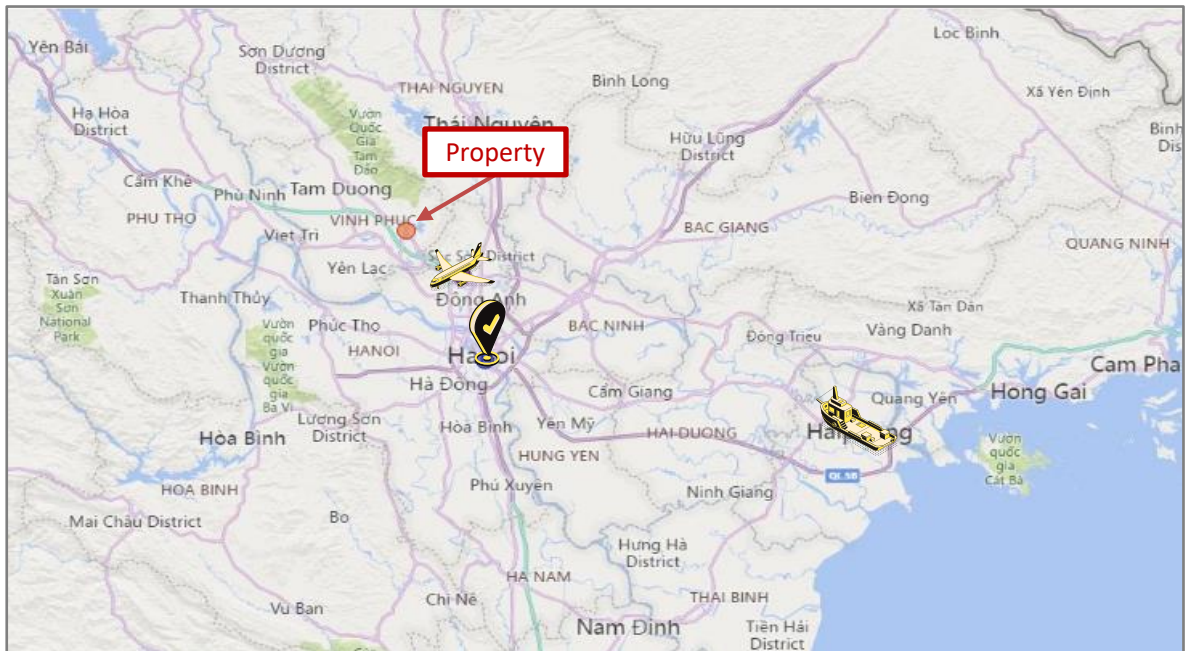
Description

The property is in an established industrial park (IP) in Vinh Phuc Province. The region is home to reputable tenants such as Compal, Hitachi Astemo, and Dongyang Electronics. It is ideal for enterprises specialising in IT, mechanical products, consumer goods, construction materials, food processing, chemicals, and pharmaceuticals. The IP benefits from completed infrastructure, and the land is ready for handover.

Location

The IP is in Binh Xuyen District, Vinh Phuc Province. It offers convenient access to transportation systems and is only 20 minutes from Noi Bai Airport, 50 minutes from the Ha Noi CBD, and two hours from Hai Phong Port. The IP is next to Ring Road 4 and is close to the Ha Noi – Hai Phong – Con Minh Economic Corridor.

LOCATION



TRANSPORTATION NETWORK

CBD



Ha Noi CBD

50 km / 50 mins

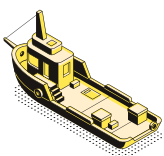
Airways



Noi Bai Airport

15 km / 20 mins

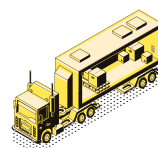
Seaport



Hai Phong Port

152 km / 130 mins

Roads



Ha Noi – Lao Cai Expressway

6 km / 12 mins

248

ha

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INVESTMENT SECTORS



Electronics Production



Automobile Components



Information Technology



Mechanical Production



Agriculture – Forestry – Fishery



Pharmaceuticals



Consumer Goods



Logistics

IP INFORMATION

UNIQUE ADVANTAGES

01

In Binh Xuyen, Vinh Phuc, a key economic region with excellent transportation links.

02

Land use fees (LUFs) were paid upfront by the IP developer.

03

24/7 wastewater treatment system. The system reduces waste and supports the environment.

04

The developer offers “one-stop” services and helps tenants with a variety of operational functions from preparing legal documents to operational support.

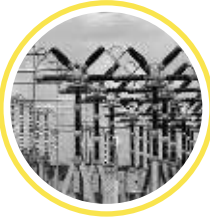
05

Attractive incentives: Tax exemption for the first two years and a 50% reduction for the next four years.

06

Abundant labour force. The IP is close to 10 colleges & universities and 31 prominent schools and vocational training centres.

INFRASTRUCTURE



Power Supply

Capacity: 2x63 MVA
Substation: 110/22kV



Water Supply

14,000 m³ /day



Waste Treatment

Capacity:
15,000 m³/day/3 modules
5,000 m³/module



Telecommunications

A telecommunications network and high-speed internet are all connected



Internal Roads

Wide roads with lightning, convenient for transportation



Other

Green areas, fire fighting system, solar panels, 24/7 security

OVERVIEW



MASTER PLAN



STT	ĐIỂM DẪN	DIỆN TÍCH (M ²)	TỔNG SỐ	DIỆN TÍCH (M ²)
1	ĐIỂM DẪN 1	1000	1000	1000
2	ĐIỂM DẪN 2	1000	1000	1000
3	ĐIỂM DẪN 3	1000	1000	1000
4	ĐIỂM DẪN 4	1000	1000	1000
5	ĐIỂM DẪN 5	1000	1000	1000
6	ĐIỂM DẪN 6	1000	1000	1000
7	ĐIỂM DẪN 7	1000	1000	1000
8	ĐIỂM DẪN 8	1000	1000	1000
9	ĐIỂM DẪN 9	1000	1000	1000
10	ĐIỂM DẪN 10	1000	1000	1000
11	ĐIỂM DẪN 11	1000	1000	1000
12	ĐIỂM DẪN 12	1000	1000	1000
13	ĐIỂM DẪN 13	1000	1000	1000
14	ĐIỂM DẪN 14	1000	1000	1000
15	ĐIỂM DẪN 15	1000	1000	1000
16	ĐIỂM DẪN 16	1000	1000	1000
17	ĐIỂM DẪN 17	1000	1000	1000
18	ĐIỂM DẪN 18	1000	1000	1000
19	ĐIỂM DẪN 19	1000	1000	1000
20	ĐIỂM DẪN 20	1000	1000	1000

ĐI HƯƠNG CANH
TO HƯƠNG CANH

PHOTOGRAPHS



Expressions of Interest relating to this property should be directed to Savills Viet Nam



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