

SAVILLS INDUSTRIAL SERVICES

FACILITY FOR SALE – WAREHOUSE OR FACTORY USAGE

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01 PROJECT SUMMARY

Factory/Warehouse for Sale	
Address	Khanh Binh, Tan Uyen, Binh Duong Province
Asset Status & Usage	Operational: Production, Assembly & Storage
Land Size (m2)	60,000m2
Facility Size (m2)	17,410.5m2
Construction Date	2015
Completion Date	Mid-2016
Availability	Sale Only
Redbook/Land Use Right Cert.	Yes
Land Use Right Term	Leasehold - 06/05/2059
Land Use Fee	Paid Upfront
Asking Price	200 Billion VND



02 LOCATION ANALYSIS

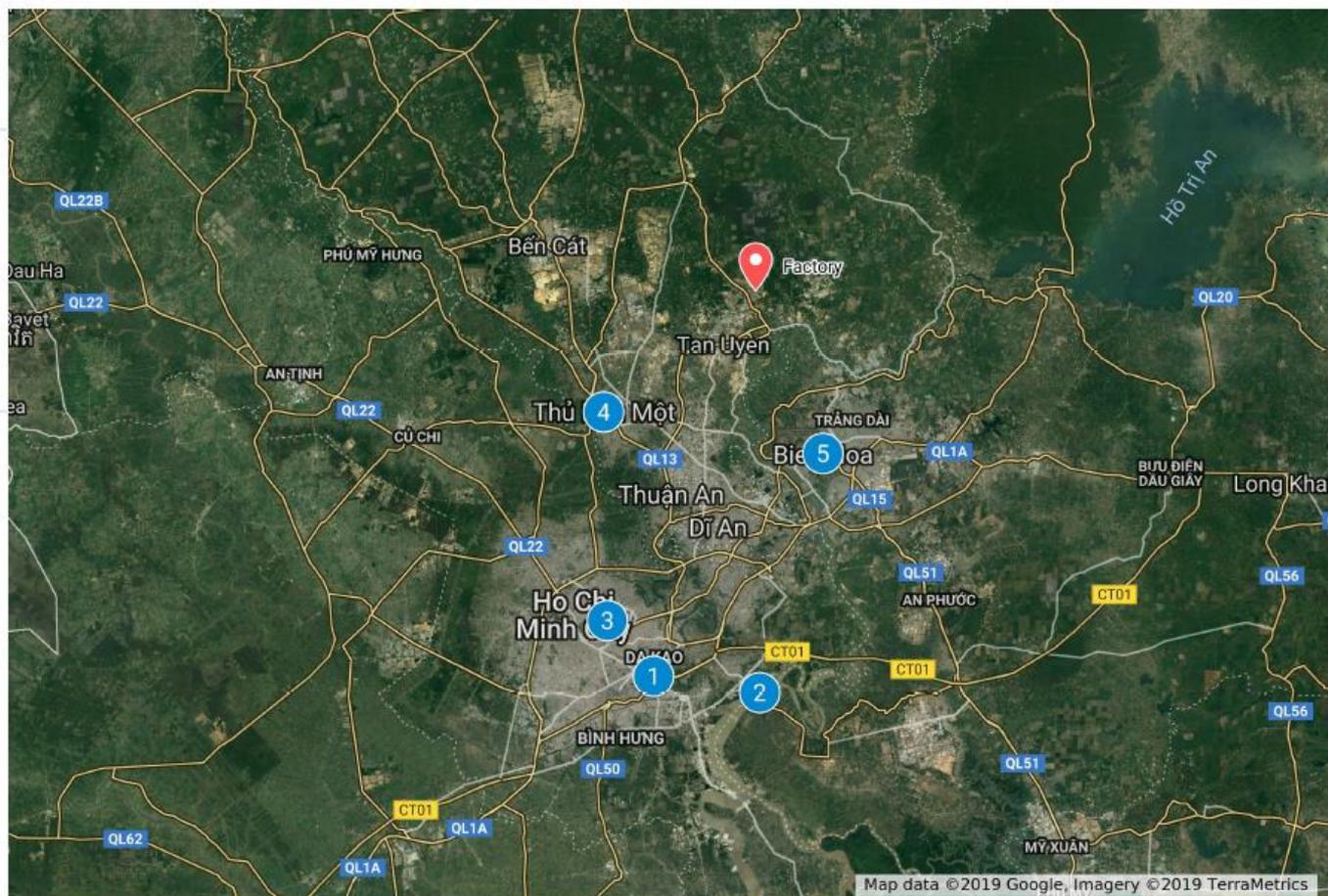
LOCATION OVERVIEW

Binh Duong



CBD, Port, Airport

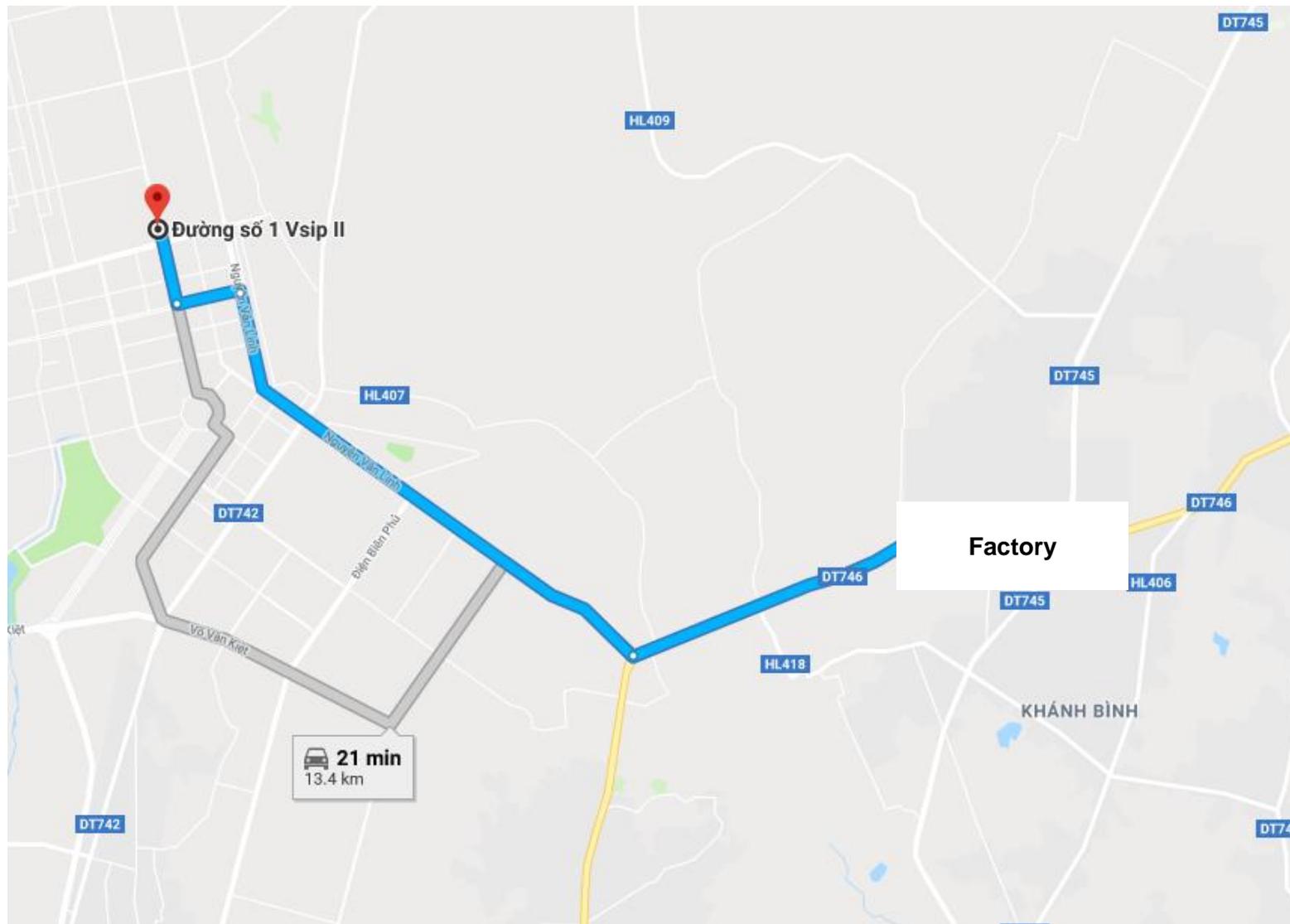
- 1 Ho Chi Minh CBD
- 2 Cat Lai Port
- 3 Tan Son Nhat Airport
- 4 Thu Dau Mot City
- 5 Bien Hoa City



Tan Uyen, Binh Duong		
VSIP 2	13 km	21 mins
HCMC CBD	34 km	74 mins
Cat Lai Port	43 km	79 mins
Tan Son Nhat Airport	32 km	63 mins
Thu Dau Mot City	18 km	31 mins
Bien Hoa City	20 km	37 mins

02 LOCATION ANALYSIS

VSIP 2 PROXIMITY



02 LOCATION ANALYSIS

SURROUNDING INVESTORS





04 FACILITY SPECIFICATIONS

BREAKDOWN – TOTAL: 17,410.5 m²

Item	No. of Floors	Height	Construction Area
Factory	1 floor + 1 mezzanine	15.0m	<ul style="list-style-type: none"> Ground Floor: 150m x 100m = 15000m² Mezzanine Floor: (office inside factory) (10m x 50m) + (30m x 1.65m) = 549.50m²
Boiler house + oil tan	1 floor	6.6m	30m x 10m) + (5mx8m) = 340m ²
Maintenance factory	1 floor	6.6m	20m x 10m = 200m ²
Waste collector - underground water tank - toilet	1 floor	5.0m	50m x 10m = 500m ²
Power station – generator house	1 floor	5.0m	10m x 10m = 100m ²
Car parking	1 floor	4.0m	24m x 6m = 144 m ²
Main gate guard	1 floor	3.2m	7m x 3.5m = 24.5m ²
Auxiliary gate guard	1 floor	3.2m	7m x 3.5m = 24.5m ²
Motorbike parking – locker house - toilet	1 floor	4.0m	46m x 6m = 276m ²
Motorbike parking – locker house	1 floor	4.0m	42m x 6m = 252m ²

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