

Secondary Market Opportunity Ready-built Factory

Protrade International Tech Park, Ben Cat Town, Binh Duong Province, Vietnam

2023 Capital Markets

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present an opportunity to acquire a completed property comprises of 11 workshops located at one of the most sought-after location in Binh Duong Province ("the Property")

Situated on an 17,888 sqm land, this Property offers a total gross floor area of 15,120 sqm of main workshop space and 6,657 sqm for supporting area.

Location	Lot T1-11 Calmette Avenue, Protrade International Tech Park, Ben Cat Town, Binh Duong Province, Vietnam		
Property Type	Industrial Land		
Property Sub-Type	Factory and warehouse		
Completion Year	2013		
Total Land Area	17,888 sqm		
Total GFA	15,120 sqm of main workshop space and 6,657 sqm for supporting area		
Handover Status	Ready for handover		
Land Use Tenure	Expire on 28 October 2057		
Management Fee	VND1,230/sqm per month		
Land Status	 Leasehold land with all the land use fee paid upfront Subleased from the industrial park developer LURCs separately have been issued for 11 workshops 		
Opportunity	Property transfer or share transfer of the project company		

Functional Zones	Number of units	Land Area/unit (Sqm)	Footprint/unit (sqm)	GFA/unit (Sqm)
Workshop Type A	02	2,464	1,296	1,728
Workshop Type B	09	1,440	972	1,296

PHOTOS







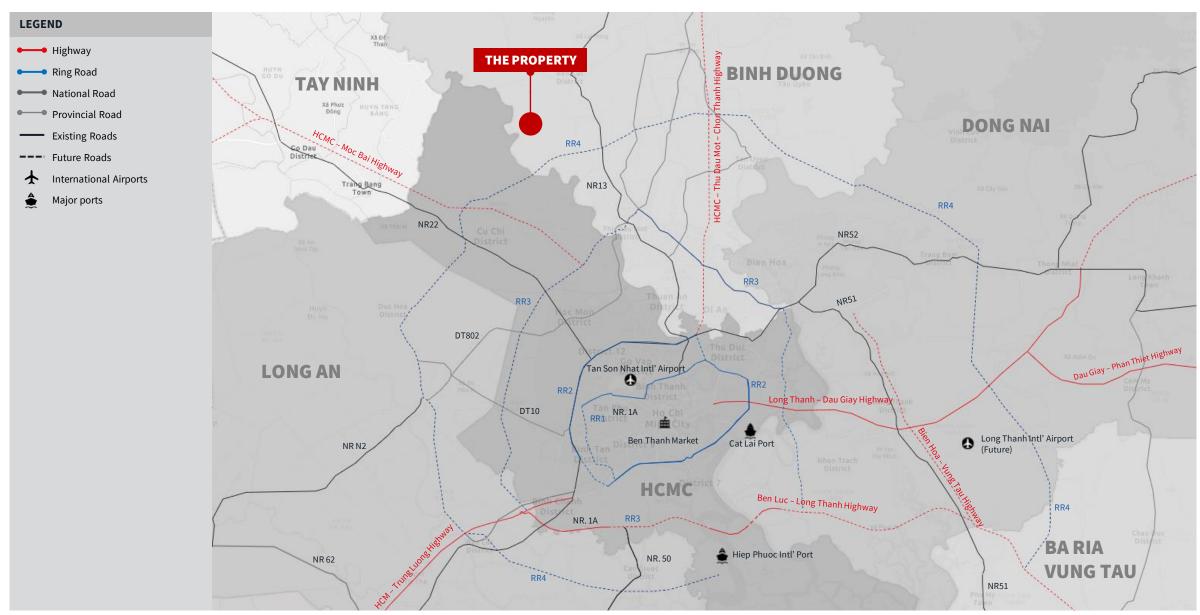


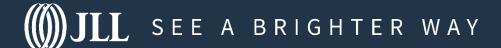






LOCATION





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