

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.

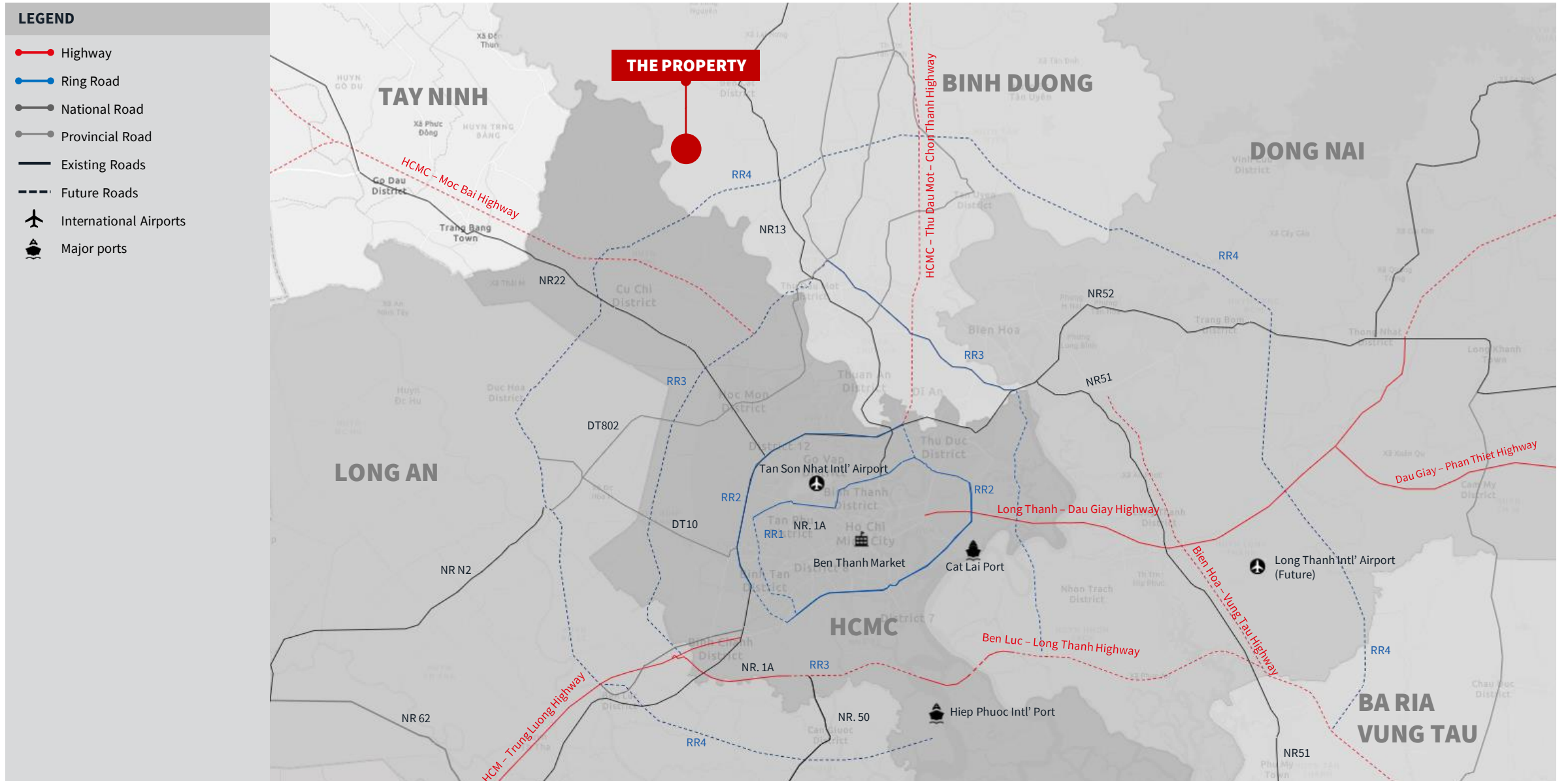
Location	Lot T1-11 Calmette Avenue, Protrade International Tech Park, Ben Cat Town, Binh Duong Province, Vietnam
Property Type	Industrial Land
Property Sub-Type	Factory and warehouse
Completion Year	2013
Total Land Area	17,888 sqm
Total GFA	15,120 sqm of main workshop space and 6,657 sqm for supporting area
Handover Status	Ready for handover
Land Use Tenure	Expire on 28 October 2057
Management Fee	VND1,230/sqm per month
Land Status	<ul style="list-style-type: none"> 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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