

## READY BUILT FACTORY A4 IN GIANG DIEN INDUSTRIAL PARK

FOR LEASE/ FOR SALE

### Factory area



<b>Total land area</b>	10,070 m <sup>2</sup>
<b>Production area</b>	5,000 m <sup>2</sup> (50m x 100m)
<b>Security guard hut (01 units)</b>	6 m <sup>2</sup> (3m x 2m x 1)
<b>Restroom (02 units)</b>	48.6 m <sup>2</sup> (8.1m x 3m x 2)
<b>Vehicle shed (02 units)</b>	228.8 m <sup>2</sup> (2.2m x 52m x 2)
<b>Underground tank</b>	73.6 m <sup>2</sup> (4.6m x 16m)
<b>Internal aisles area</b>	2,662.6 m <sup>2</sup>
<b>Green area</b>	2,035.5 m <sup>2</sup>

### Inside production area

<b>Lighting system</b>	Incandescent lamps
<b>Electrical system</b>	Electrical distribution cabinet
<b>Fire protection system</b>	Smoke detector, emergency switch, fire alarm, fire cabinet
<b>Lightning-rod</b>	Fully installed



<b>Electric capacity</b>	Supply from the National gridline from the Song May sub-station through 110KV transmission line and 110/22kV transformer station
<b>Apex clearance height</b>	10.5 m
<b>Ridge height</b>	8.75 m
<b>Eaves height</b>	6.6 m
<b>Roof</b>	Kliplok insulated stainless sheet metal
<b>Insulation</b>	Polynum space
<b>Structure construction</b>	Modern steel portal frame structure
<b>Wall</b>	200 - mm brick (trowel, emulsion paint), colourful stainless steel partition
<b>Floor</b>	Flat steel reinforced concrete floor with surface hardening additive, loading capacity of 3 tons/sq.m
<b>Access loading door</b>	<ul style="list-style-type: none"> <li>- Ground level steel roller shutter door</li> <li>- Quantity: 10 units</li> <li>- Dimension: 4.0 m x 4.5 m</li> </ul>
<b>Emergency exit door</b>	<ul style="list-style-type: none"> <li>- Glazed and iron framed door</li> <li>- Dimension: 1.0m x 2.2m</li> </ul>
<b>Windows</b>	<ul style="list-style-type: none"> <li>- Glazed and aluminum frame with secure glazing bars</li> <li>- Dimension: 1.6m x 1.6m</li> </ul>

## Outside production area

### SECURITY GUARD HUT



<b>Area</b>	6 m <sup>2</sup> (3m x 2m x 1)
<b>Air conditioning system</b>	Ventilation fan
<b>Lighting system</b>	Fluorescent lamps
<b>Electrical system</b>	Distribution cabinet, switches and sockets
<b>Telephone system</b>	LAN (local area network) and sockets
<b>Structure construction</b>	Reinforced concrete (R/C)
<b>Wall</b>	200 - mm brick (trowel, emulsion paint)
<b>Ceiling</b>	Reinforced concrete, trowel, emulsion paint
<b>Floor</b>	Reinforced concrete (R/C), ceramic tiles
<b>Doors/windows</b>	Glazed and aluminum frame
<b>Sanitary system</b>	Fully installed

### SECURITY GATE

<b>Quality</b>	02 units
<b>Dimension</b>	1.8 m x 12.0 m
<b>Material</b>	stainless steel folding gate with electric control

### VEHICLE SHED

<b>Area</b>	228.8 m <sup>2</sup> (2.2m x 52m x 2)
<b>Height</b>	2.2 m
<b>Lighting system</b>	Fluorescent lamps


## INTERNAL AISLES

	Maximum width	9 m
	Load bearing capacity	2.5 kg/cm <sup>2</sup> (~ 25 tons/m <sup>2</sup> )

## PUMP STATION FOR FIRE PROTECTION

	Underground tank	Reinforced concrete, area 73.6 m <sup>2</sup> (4.6m x 16m)
	Water pump station	Fully installed
	Diesel pump	Fully installed
	Electrical pump	Fully installed
	Small pump	Fully installed
	Electrical system	Distribution cabinet

## OTHER FACILITIES

	Lighting system	Surrounding the workshop area
	Fire protection system	Fire cabinet, water supply poles
	Storm drainage system	Connected to common storm drainage system of Giang Dien IP
	Wastewater drainage system	Connected to common wastewater drainage system in Giang Dien IP
	Flagpole	Stainless steel pole
	Fence	2m in height, open fence or close fence depend on the location of land
	Company name board	Natural granite tilted
	Green area	Surrounding the workshop area
	Outside restroom	Separate male and female restrooms with fully installed

## Rental price/ Selling price

	<b>Rental price</b>	<ul style="list-style-type: none"> <li>- <b>Please contact us for details</b></li> <li>- The rental price is only applied to the entire area of production workshop 5,000 m<sup>2</sup> while the remaining area within the 10,070 m<sup>2</sup> site is excluded from the rent</li> <li>- The rental price is not included the fee for installing power transformer substation</li> </ul>
	<b>Selling price</b>	<ul style="list-style-type: none"> <li>- <b>Please contact us for details.</b></li> <li>- The unit selling price of the workshop comprises of the total investment capital in construction of 5,000 m<sup>2</sup> workshop, subsidiary facilities surrounding the workshop and total of land using fee and management fee (not inclusive of VAT)</li> <li>- The selling price is not included the fee for installing power transformer substation</li> </ul>
	<b>Management fee</b>	<ul style="list-style-type: none"> <li>- <b>16.943VND/m<sup>2</sup>/year</b> (~0.75 USD/m<sup>2</sup>/year) (not inclusive of VAT)</li> <li>- The management fee is applied for the entire area of the land plot which is 10,070 m<sup>2</sup></li> </ul>
	<b>Security deposit</b>	<b>06 months'</b> rental price
	<b>Payment method</b>	shall be paid quarterly, at the first month of each quarter of year
	<b>Minimum Leasing Period</b>	At least <b>5 years</b>

**For further information, please contact:**

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*<sup>(\*)</sup> Promotional offers, prices and configuration as specified above are applied for a limited time and being changed by SONADEZI without prior notice. Please consult us for up-to-the-date information.*