



investTT
TRINIDAD AND TOBAGO

Unleash your potential at
Phoenix Park Industrial Estate



Explore the Possibilities

- Targeted Business
- Tenanting Benefits
- Modern Park Infrastructure
- Competitive Lease Rates
- InvesTT – Your Partner in Business Facilitation



Dec 2021
Estimated
Completion


The Phoenix Park Industrial Estate

The first 5G Industrial Park in Latin America and the Caribbean.

AVAILABLE FOR LEASE

5 

FACTORY SHELLS
50,000 sq. ft. per shell

76 

LAND LOTS
for Light Industrial Activity

2 

LEASABLE LOTS
for Commercial Activity

Located on 144 acres of land in Central Trinidad

Targeted Business Operations

Phoenix Park Industrial Estate is a right fit for your business operations.



**Manufacturing
& Assembly**



**Emerging
Technologies**

Benefits of Operating at the Park



Easy Access To Markets

10 minutes away from the country's 2nd largest port – the Port Point Lisas



Modern Park Infrastructure

Modern facilities provided for each lot.



5 minutes away from the Point Lisas Industrial Estate

103 companies are located here, mainly petrochemicals such as methanol, ammonia and urea.



Competitive Lease Rates

Factory Shells @ USD 0.75 per sq. ft. per month
Land Lots @ USD15,800 per acre per annum

5G

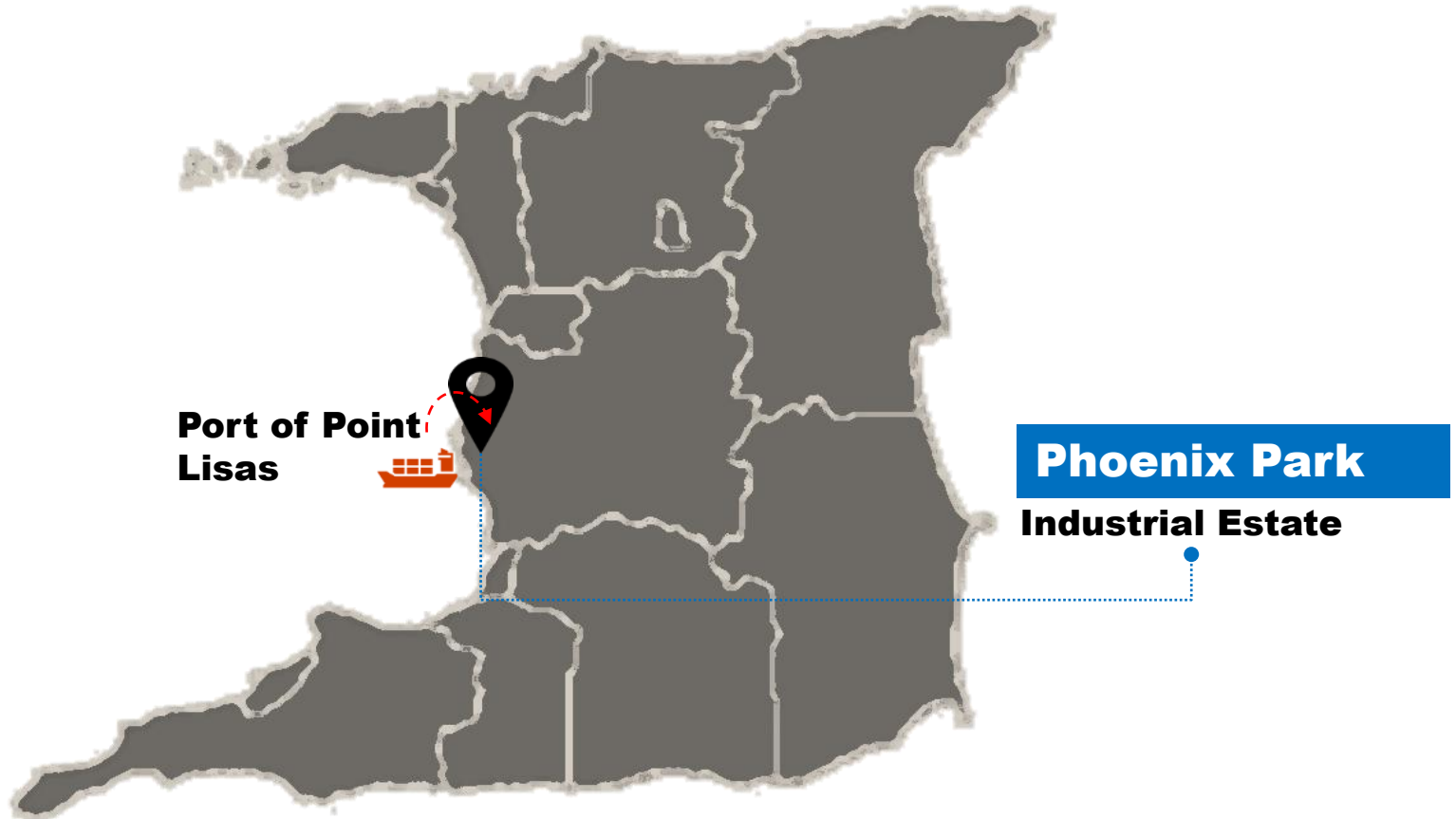
Increased data capture

Increase the number of devices that can be connected in your production facility & get real-time data capture.



SEZ Incentives

Strategically Located



Ideal for exporters and distributors

Port Point Lisas – Gateway to the Americas



PORT AUTHORITY

Point Lisas Industrial Port
Development Corporation
(Plipdeco)



MAXIMUM VESSEL SIZE

>500FT
in length



HARBOUR TYPE

**COASTAL/
NATURAL**



LOCATION

32KM

South of Capital -
Port of Spain



Nos. of BERTHS

6

Commercial berths

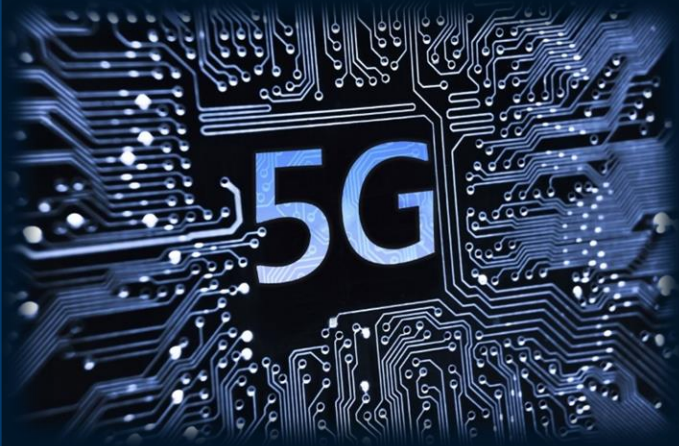


USAGE

MULTI-PURPOSE

Cargo facility
Operating 24/7

Ultra-Reliable 5G Network Coverage



- **TSTT** and **Huawei** will build **two 5G sites** – An alternative to traditional networking.
- Improves connectivity:
 - Ability to use 5G fixed wireless access and access broadband without the need to install cables – faster manufacturing processes
- Ultra-reliability:
 - Multiple devices can be connected at the same time carrying large amounts of data
 - More reliable and secure than Wi-Fi
 - Real-time data capture

Modern Park Infrastructure



- Zoned areas per industry type
- Asphaltic concrete road network
- Covered drains with adequate retention ponds
- Underground electrical and telecommunication infrastructure leading to each of the lots
- Potable water supply
- Sewer collection system
- Wastewater treatment plant
- Natural gas supply (to approx. 41 lots)
- LED street lights
- Boundary high security fencing, a security surveillance system and controlled primary and security entry/exit

Competitive Lease Rates – Land Lots



TTD \$106,492
per annum/ per acre

Lot sizes range from 0.5 to 2.1 acres and 10 acres

Additional Value Added Tax and Common Maintenance charges will apply.

Competitive Lease Rates – Factory Shells



TTD \$5.06
per sq. ft. per month

Additional Value Added Tax and Common Maintenance charges will apply.



Factory Shells

- One Factory Shell can accommodate 1 or 3 tenants (3 bay shell)

Ground Fl. 34,165 sq. ft.

Mezzanine Fl. 8,719 sq. ft.

Total 42,884 sq. ft.

- Four Factory Shells can accommodate 1 or 4 tenants (4 bay shell)

Ground Fl. 45,553 sq. ft.

Mezzanine Fl. 11,625 sq. ft.

Total 57,178 sq. ft.



DEVELOPING SPACES
FOR BUSINESS TO GROW

Your On-site Park **M**anager

- e Teck manages a number of state owned real estate assets which include 2 hotels, 16 industrial parks, the Tamana InTech Park, the Moruga Agro-Processing & Light Industrial Park and the Phoenix Park Industrial Estate.

**Who is
e Teck?**



- e Teck makes suitable real estate available to qualified tenants, developers and operators in a commercially viable manner.
- e Teck will ensure that all statutory approvals for the development of the estate are obtained.

**e Teck's
role**



- InvestTT is the Investment Promotion Agency of Trinidad and Tobago.
- Attract, facilitate and secure investment

**Who is
InvestTT?**



- Tenants will benefit from advice and guidance on the application process and assistance with regulatory and registry matters.

**InvestTT's
Role**



What's Next?

Here's How to Apply!

1

Company submits key documents for InvesTT's review

2

InvesTT submits documents to e Teck for approval

3

Once approved, e Teck provides Letter of Offer directly to Company

InvesTT will assist you in the process every step of the way!

Explore the Benefits of Phoenix Park today!



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