

WELCOME to The Phoenix Park Industrial Estate



investTT
TRINIDAD AND TOBAGO

VIRTUAL TOUR

TOUR Guides



Sekou Alleyne, President

- A strategic business development professional.
- Extensive background – Toronto’s real estate development & leasing market.
- A leading role in investor targeting in InvestTT since inception.
- Primary focus – to improve visibility of Trinidad and Tobago as a viable investment destination.



Pramilla Ramdahani, VP Investments

- Over 20 years of global leadership and industry experience in sustainable business model innovation, entrepreneurship, corporate governance, stakeholder engagement and talent development.
- Primary focus – sourcing local and foreign investors to Trinidad and Tobago



Stacy Adams, VP Investor Services

- Over 25 years’ experience in Investment Promotion, Broadcast Media, Marketing, Public Relations, Sales, Corporate Communications, Banking and Finance.
- Primary focus – strategic oversight of local sales efforts to drive reinvestment in new projects.

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- Introducing Phoenix Park
 - Tenant Benefits
 - Park Progress
 - Lease Rates
 - InvesTT – Your Partner in Business Facilitation



INTRODUCING The Phoenix Park Industrial Estate



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



Benefits of Operating at the Park



**Easy Access To
Markets**



**5 minutes away from
the Point Lisas
Industrial Estate**

5G

**Increased data
capture**



**Modern Park
Infrastructure**

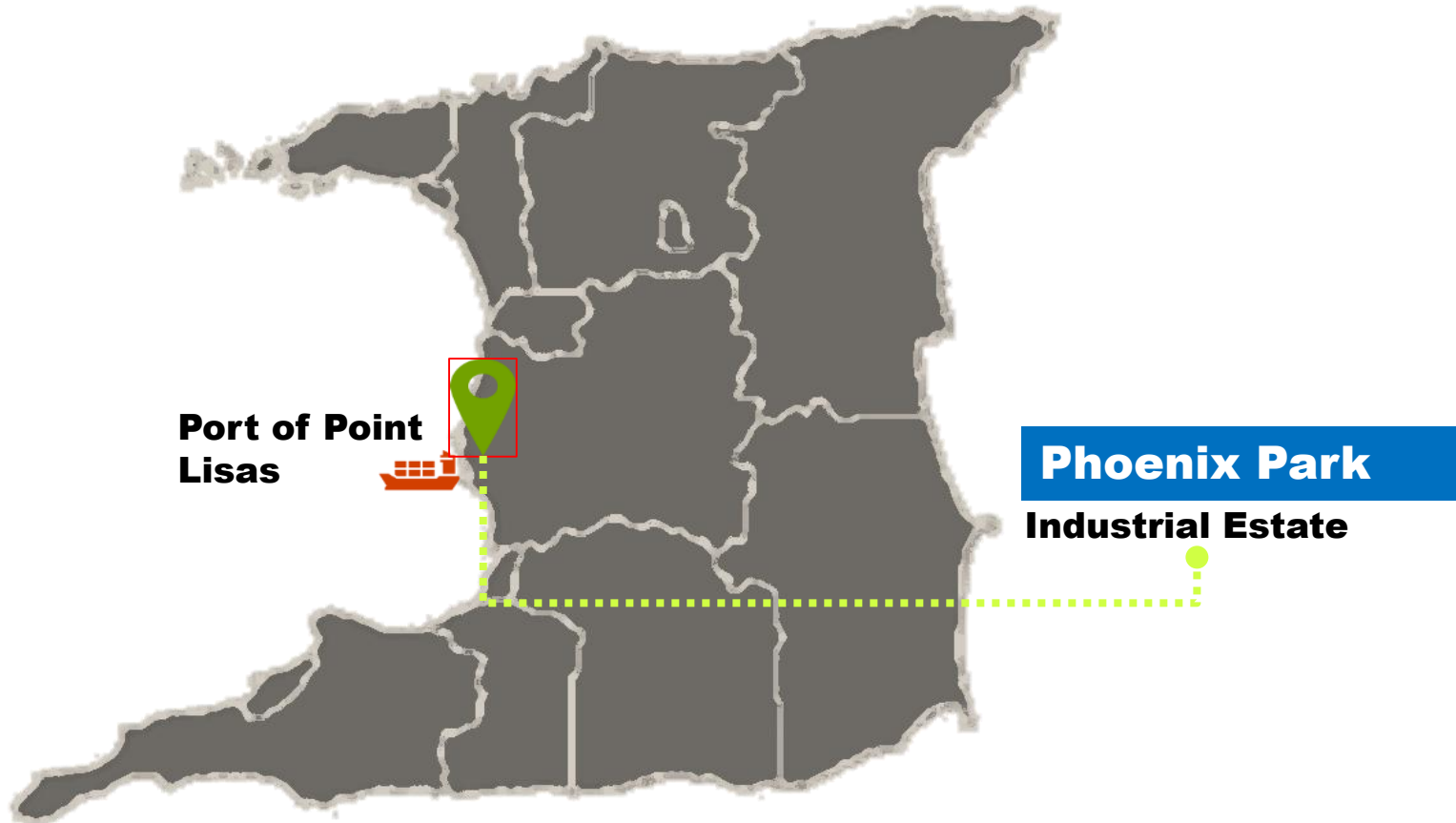


**Competitive
Lease Rates**



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



of BERTHS

6

Commercial berths



USAGE

MULTI-PURPOSE

Cargo facility
Operating 24/7

PPIE INDUSTRIAL ZONES



Phoenix Park Industrial Estate



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 43 lots)
- LED street lights
- Boundary high security fencing, a security surveillance system and controlled primary and security entry/exit

Ultra-Reliable 5G Network Coverage

- An alternative to traditional networking – 2 sites built by TSTT and Huawei.
- 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

PARK Progress



Pre Construction Approvals

100% - Pre Construction approvals for site infrastructure works.

90% - Detailed designs.

Dec 2021
Estimated Completion

Site Construction – 25% completed

- Excavation, filling and compacting structural fill material.
- Road Network.
- 3 Detention Ponds completed
- Foundation work on wastewater treatment plant
- Installation of sewer lines and natural gas lines
- TTEC upgrade work



Dec 2021
Estimated
Completion

LEASE Rates





Land Lots

USD 15,800/ TTD 106,492
per annum, per acre

Lot sizes range from 0.5 to 2 acres

Additional Value Added Tax and Common Maintenance charges will apply.

Factory Shells



USD 0.75/ 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)

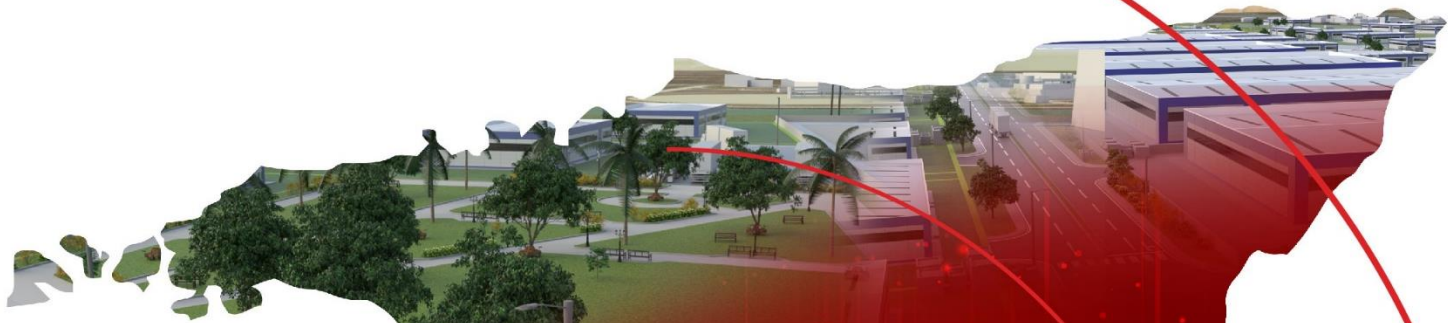
| | |
|---------------|-----------------------|
| Ground Fl. | 34,165 sq. ft. |
| Mezzanine Fl. | 8,719 sq. ft. |
| Total | 42,884 sq. ft. |

- 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. |



- ✓ **Locate closer to your export market!**
- ✓ **Lower your transportation costs!**
- ✓ **Benefit from introductory lease rates!**
- ✓ **Increase production with 5G!**





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!

Contact us TODAY!



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