



# The Moruga Agro-Processing and Light Industrial Park

**investTT**  
TRINIDAD AND TOBAGO



DEVELOPING SPACES  
FOR BUSINESS TO GROW



# The Moruga Agro-Processing and Light Industrial Park



Pepper



Fish



Cocoa



Fruit



Root  
Crop

The park offers leasable space for the growth and expansion of operations in the processing of primarily agro products, and light manufacturing. Local and international entrepreneurs will find lucrative investment opportunities for the processing of innovative products from an abundance of exotic natural resources within the heart of Moruga and surrounding areas.

Business facilitation services will be available to prospective tenants.

# Available Factory Shells and Land Lots

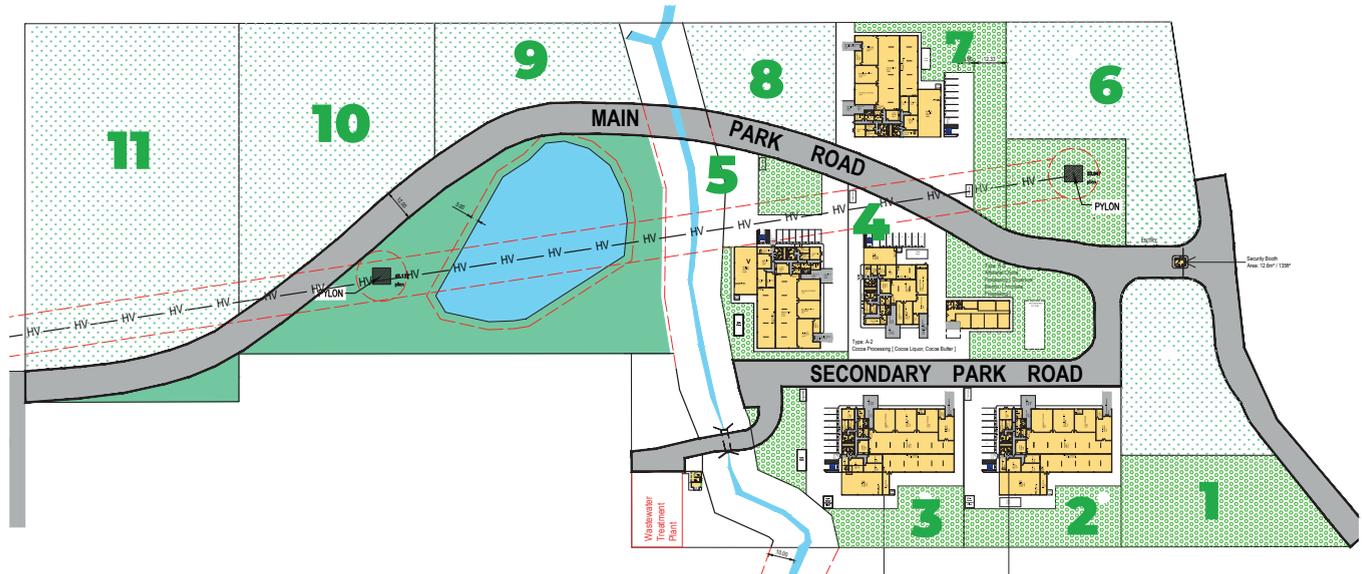
The park is built on 7.6187 hectares (18.83 acres) of State land situated in Saunders Trace, Moruga, Trinidad.



# Available  
Factory Shells **5**



# Available  
Land Lots **6**



Lot #	Description	Building/ Lot	Lot Area		Building Area		F.A.R.	Parking
			m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>		
1	Land lot	Medium	2,769	29,805				
2	Factory Shell	Pepper Processing	3,689	39,708	1,206	12,981	1:0.32	8 No. 291 m <sup>2</sup> / 3132 ft <sup>2</sup>
3	Factory Shell	Fish Processing	4,176	44,950	1,206	12,981	1:0.28	8 No. 291 m <sup>2</sup> / 3132 ft <sup>2</sup>
4	Factory Shell	Cocoa Processing	4,311	46,403	651	7,007	1:0.20	8 No. 291 m <sup>2</sup> / 3132 ft <sup>2</sup>
	Factory Shell	Artisanal Cocoa Processing			250	2,690		
5	Factory Shell	Root Crop Processing	3,591	38,653	1,081	11,635	1:0.30	8 No. 291 m <sup>2</sup> / 3132 ft <sup>2</sup>
6	Land lot	Small	4,062	43,723				
7	Factory Shell	Fruit Processing	4,026	43,335	1,081	11,635	1:0.26	8 No. 291 m <sup>2</sup> / 3132 ft <sup>2</sup>
8	Land lot	Small	2,022	21,765				
9	Land lot	Small	2,289	24,635				
10	Land lot	Large	6,133	66,015				
11	Land lot	Large	10,366	111,579				
<b>Overall Site Area: 76,589m<sup>2</sup> / 824,397 ft<sup>2</sup></b>								



# Infrastructure

The Park consists of 11 developed land lots of which 5 lots comprise 5 purpose-built factory shells available for leasing, while 6 lots remain available as developed sites for leasing.



## Roads

All lots are accessible via an established road network



## Major utilities

Electricity, cable, telephone, internet, water, wastewater treatment.



## Factory shells

Outfitted with all major utilities, offices and washroom facilities.

Each lot with completed factory shell will include 18,000 US Gallon water storage tanks. The land lots without factory shells will not have water tank storage.



## Land lots

Pre-cleared of heavy vegetation, leveled and offered with ready connections to all utilities.



## Parking

Each lot has allocated parking for 8 cars.



### **Environment**

Woodland Area



### **Proximity to International Port**

Port of Point Lisas – 62km



### **Containerized Transport**

Max. Container Access – 20 ft.



### **Park Manager**

e Teck

The Park is enclosed with perimeter fencing and includes one designated protected area. This area contains a manmade pond and buffer zone that has been declared a natural feature by the Environmental Management Authority of Trinidad and Tobago.

# Lease Rates

## Factory Shells

**TT\$ 1.75**

per sq.ft monthly

## Land Lots

**TT\$16,000**

per annum/per acre

## Premium for each land lot

**TT\$17,300**

per acre

## Common Area

**Maintenance**

charges apply

## Lease Terms

**Land 30 years**

**Factory Shells 25 years**

Rent reviews will be conducted  
every 5 years.

## Supporting Agencies

### **The National Agricultural Marketing and Development Corporation (NAMDEVCO)**

NAMDEVCO's role is to foster the development of a sustainable, competitive agricultural sector by the provision of programmes that will (1) provide safe, healthy foods to the local and international markets, (2) build the capacity of local farmers, (3) provide market information for timely decision-making, and (4) marketing services.

**Phone:** (868) 647-3218/3467/3866 / **E-mail:** [contact@namdevco.com](mailto:contact@namdevco.com)

### **Inter-American Institute for Cooperation on Agriculture (IICA) Trinidad and Tobago Delegation**

IICA is the specialized agency for agriculture in the Inter-American system. The IICA has both in-house capacity and external access to technical expertise, best practices, practical experiences, knowledge platforms and expert networks.

**Phone:** 1 (868) 645-4555 / 645-5020 / **Email:** [iica.tt@iica.int](mailto:iica.tt@iica.int)

### **Caribbean Industrial Research Institute (CARIRI)**

CARIRI provides a comprehensive range of support services for food processors. These include product and process development, product consultancy, training, food safety systems and audits, contract processing, facility layout, product testing and business support services.

**Phone:** (868) 299-0210 / **E-mail:** [mail@cariri.com](mailto:mail@cariri.com)

### **Agricultural Development Bank of Trinidad and Tobago (ADB)**

ADB specializes in development financing for the agricultural sector. Financial packages support technologies that can increase food production and profitability. Clients can benefit from supervised credit, amortised lending, unbeatable interest rates, a moratorium, flexible repayment terms and conditions, a combination of expert technical and marketing support, and a special window for micro-enterprise financing.

**Phone:** (868) 612-0163 / **Email:** [adbpos@adbtt.com](mailto:adbpos@adbtt.com)

# Moruga

## Agro- Processing and Light Industrial Park

 Port of Spain

 Point Lisas



## Tenants' Responsibilities:

- Each tenant is responsible for obtaining regulatory approvals, for e.g. Town and Country Planning, Water and Sewerage Authority particularly where specific processes will be applied
- Tenants are responsible for overall security and maintenance of the Park
- Factory shells may be shared by more than one tenant



**Business facilitation services are  
available from InvestTT Limited.**

**Contact us today to speak with one of our  
Investment Officers:**

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