

# *WELCOME* to The Phoenix Park Industrial Estate

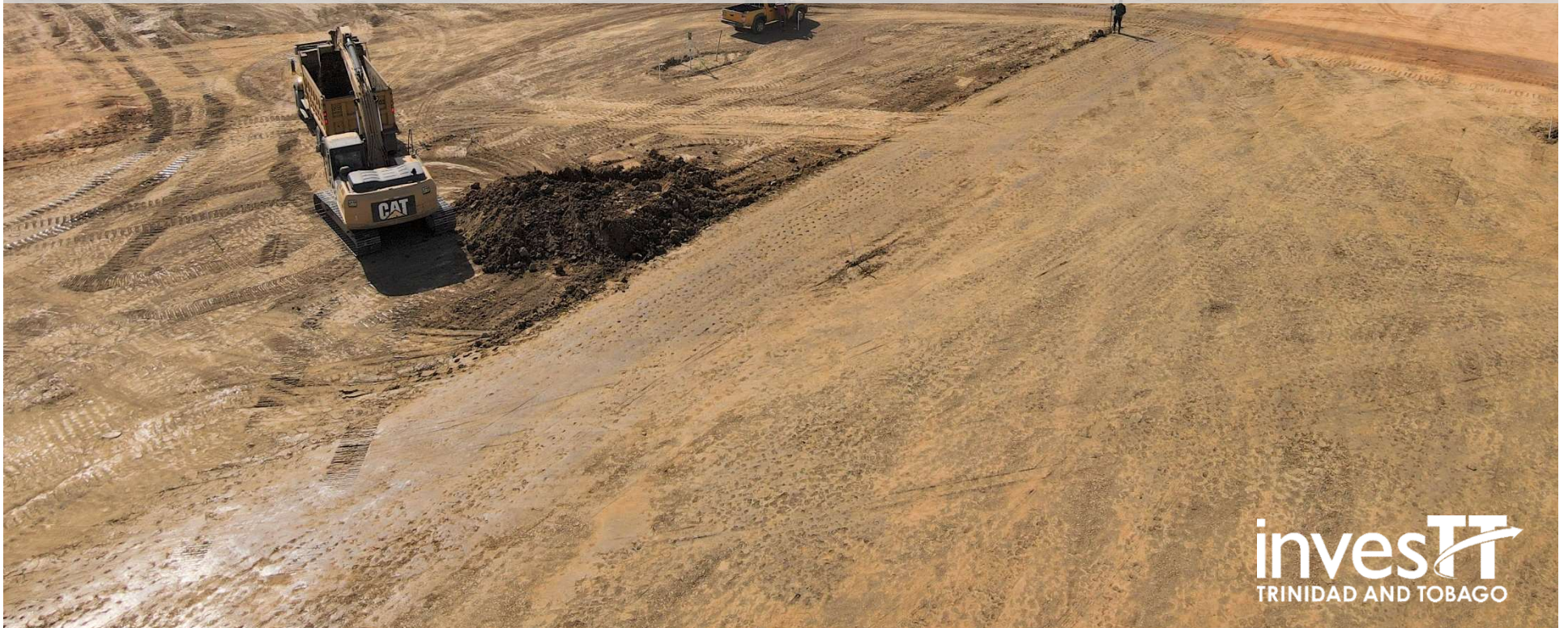


investTT  
TRINIDAD AND TOBAGO

## VIRTUAL TOUR

## **TOUR** Guidelines

- Please keep your video and mic muted
- Questions may be written in the Zoom chat at anytime
- Questions will be answered during our Q & A



# TOUR Guides



## **Sekou Alleyne, President**

- A strategic business development professional.
- Extensive background – real estate development & leasing.
- Primary focus – to improve visibility of Trinidad and Tobago as a viable investment destination.



## **Stacy Adams, VP Investor Services**

- Info

- 
- Virtual Tour Video
  - Introducing Phoenix Park
  - Location Benefits
  - Park Progress
  - Lease Rates
  - InvestTT – Your Partner in Business Facilitation
  - Q & A



# 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.



**Logistics &  
Distribution**



**Manufacturing  
& Assembly**



**Emerging  
Technologies**

# LOCATION 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**

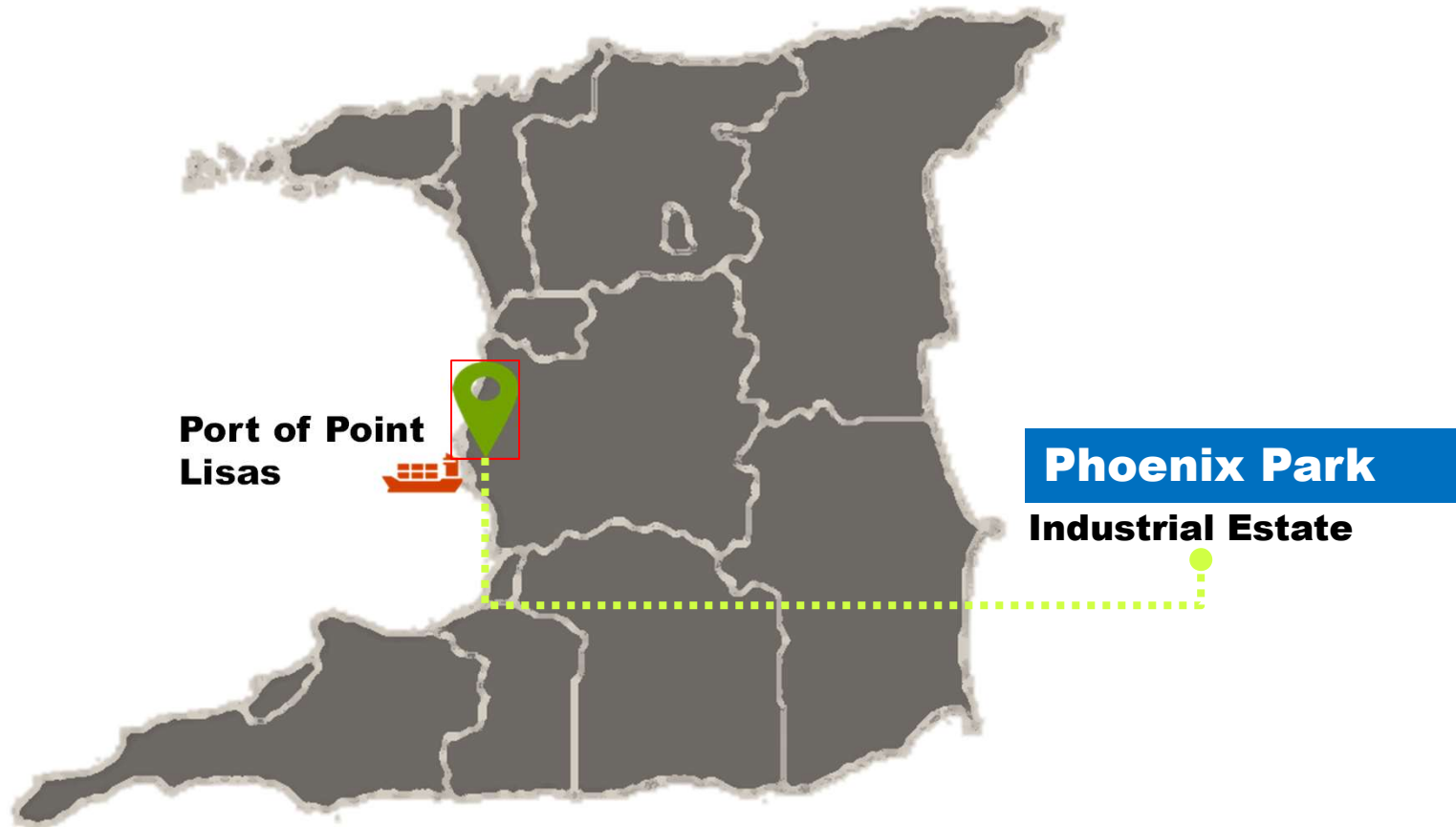


**Competitive  
Lease Rates**



**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



- Logistics & Distribution
- Manufacturing & Assembly
- Factory Shells
- Container Parking
- Commercial
- Recreation Space
- Detention Ponds

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





## Site Construction – Jan 2023



Earthworks – **99%**

Natural Gas  
Infrastructure – **100%**

Sewer Pipeline  
Installation – **99%**

Construction of  
Stormwater Drainage  
– **96%**

Potable Water Supply  
– **80%**







## Site Construction – Jan 2023



Electrical Infrastructure  
Works – **80%**

Telecommunication  
Infrastructure Works – **69%**

Road Works – **75%**

Wastewater Treatment  
Plant – **85%**

Factory Shells – **77%**



# LEASE Rates



An aerial photograph showing a large, cleared, brownish-orange land lot in the center. The lot is surrounded by green fields and some buildings. In the background, there is an industrial area with several large white storage tanks and a body of water with a pier and boats. The sky is clear and blue.

# Land Lots

**USD 15,800**

Lot sizes range from 0.5 to 2.1 acres and 10 acres

Additional Value Added Tax and Common Maintenance charges will apply.



# Factory Shells

**USD 0.75**  
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)

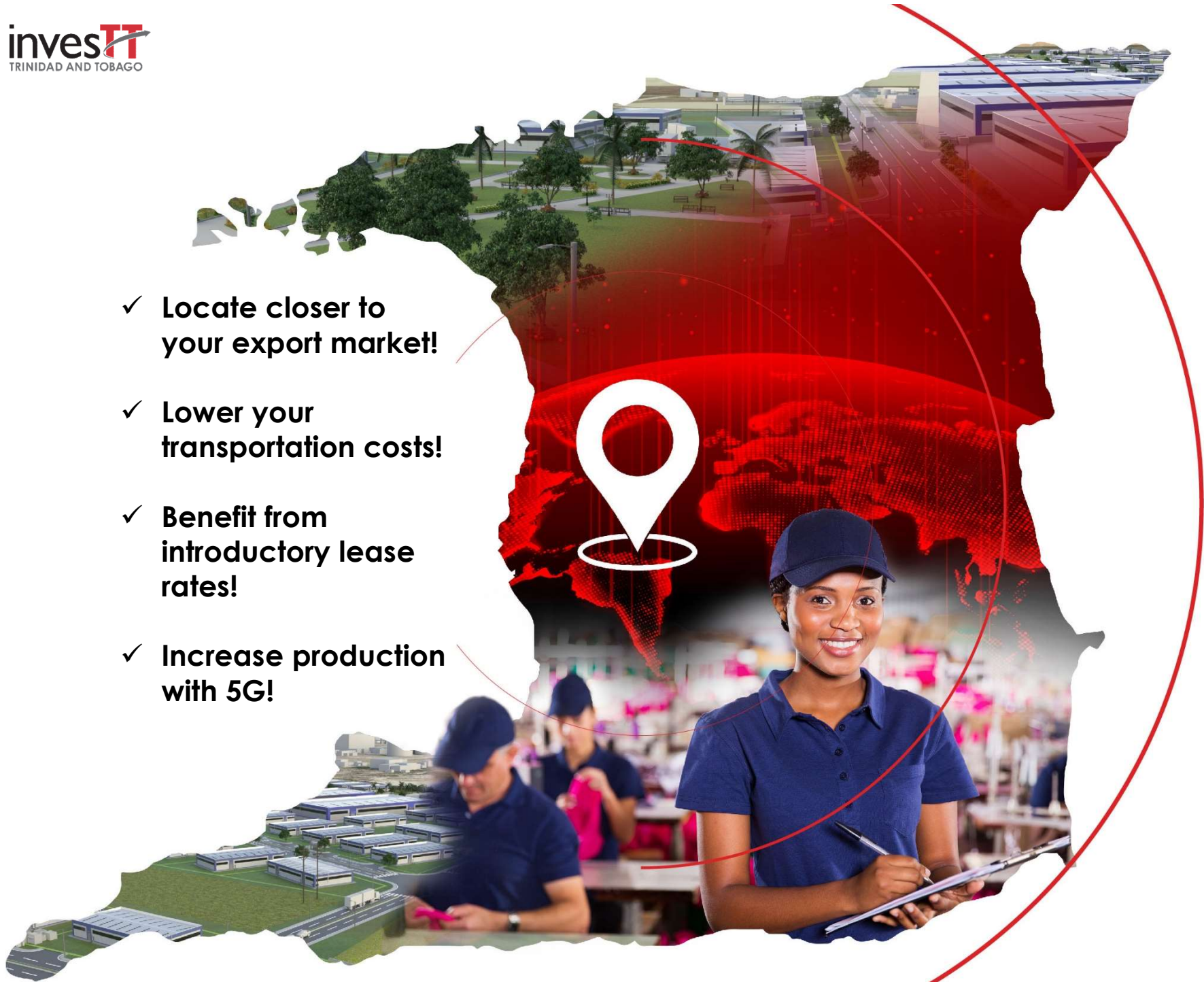
Ground Fl. 45,553 sq. ft.

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**



# Your **P**artner in Business Facilitation

- 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!

An aerial photograph of a large-scale construction project. The foreground is dominated by a vast, flat area of reddish-brown earth, showing numerous tire tracks and some mounds of dark soil. Several pieces of heavy machinery are visible: a yellow CAT excavator in the lower-left foreground, a yellow dump truck in the middle ground, and another excavator and truck in the upper-right. A few workers can be seen as small figures on the site. In the background, a large, rectangular area is completely covered with a white plastic sheet, likely for soil protection or containment. Beyond this, there's a line of trees and some buildings under a blue sky with scattered white clouds.

# Questions?

# Explore the Benefits of Phoenix Park today.



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