

# e Teck's Phoenix Park Industrial Estate

## Fact Sheet



**e Teck’s Phoenix Park Industrial Estate** is a state-of-the-art 5G networked facility which offers competitively priced factory shells and land lots to manufacturing and logistics businesses, perfectly positioned for global consumer market access, due to its strategic location near an international containerized port, well served by global shipping lines.

The Gross area of the Park is 144 acres plus 25 acres (approx.) for retention ponds.

### Overall Infrastructure

Park Infrastructure	Factory Shell Infrastructure
<p>The infrastructure and services provided for/to each lot:</p> <ul style="list-style-type: none"> <li>• 5G Network</li> <li>• Asphaltic concrete road network</li> <li>• Covered drains with adequate retention ponds</li> <li>• Underground electrical and telecommunication infrastructure leading to each of the lots</li> <li>• Potable water supply</li> <li>• Sewer collection system</li> <li>• Wastewater treatment plant</li> <li>• Natural gas supply (to approx. 41 lots)</li> <li>• LED street lights</li> <li>• Boundary high security fencing, a security surveillance system and controlled primary and security entry/exit.</li> </ul>	<p>The infrastructure provided for/to each shell:</p> <ul style="list-style-type: none"> <li>• 3/4 Container Bays per shell</li> <li>• Insulated walls</li> <li>• A/C in Office and reception areas</li> <li>• Roof and Wall mounted exhaust fans</li> <li>• LED Lighting – 112W, 208V for factory area/ and 52W,120V for warehouse, reception and office areas</li> <li>• Backup generator infrastructure</li> <li>• Fire alarm, sprinkler and smoke detector systems</li> <li>• ICT infrastructure</li> </ul>

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### Land Lot Sizes

# Lots	Activity	Sizes
76	Light Industrial	0.5 to 2.1 acres and 10 acres (1 acre = 43,560 sq. ft. or 4,046.86 sq. m)
2	Commercial	

### Factory Shell Sizes

- One Factory Shell will accommodate one or three tenants (3 bay shell)  
 Ground Fl. – 3,174 sq. m. or 34,165 sq. ft.  
 Mezzanine Fl. – 810 sq. m. or 8,719 sq. ft.  
**Total 3,984 sq.m. or 42,884 sq.ft.**
- Four Factory Shells will accommodate one (1) or four (4) tenants (4 bay shell)  
 Ground Fl. – 4,232 sq. m. or 45,553 sq. ft.  
 Mezzanine Fl. – 1,080 sq. m. or 11,625 sq. ft.  
**Total 5,312 sq.m. or 57,178 sq.ft.**

### Lease Rates

#### Factory Shells

Period	Monthly Rental Rate Per Sq. Ft. (USD)*	Monthly Rental Rate Per Sq. Ft. (TTD)*
<b>Year 1</b>	<b>RENT FREE</b>	<b>RENT FREE</b>
Year 2	US\$0.38	TT\$2.56
Year 3	US\$0.48	TT\$3.23
Year 4	US\$0.48	TT\$3.23
Year 5	US\$0.55	TT\$3.70
Year 6	US\$0.65	TT\$4.38

#### Land Lots

Area (Acres)	Yearly Rental Rate Per Acre (USD)*	Yearly Rental Rate Per Acre (TTD)*
< 5 Acres	15,500.00	105,245.00
5 Acres to < 10 Acres	14,725.00	99,982.75
10 Acres and above	14,337.50	97,351.63

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*\* Additional VAT and Common Maintenance charges will apply*

### **Rent Reviews**

#### **Factory Shells**

For factory shells the first rent review will be due on year seven (7), a fixed rate of 7.5% of the previous year six (6) of US\$0.65 per square foot will be applied. This will be for year seven to nine (7-9). The rent rate will also be fixed at 10% increase of rental rate for the preceding period rate from year ten to thirteen (10-13). From year fourteen (14) the rental rate will be calculated based on the consumer price index. Rental rates for factory shells will be reviewed every three (3) years.

#### **Land Lots**

For land lots, the first rent review will be on year six (6), a fixed rate of 7.5% for each of the tiered rates provided will be applied. That will be for years six to ten (6-10). The rental rate will be fixed at 10% increase of rental rate for the preceding period for the years eleven to fifteen (11-15). From year sixteen (16) the rental rate will be calculated based on the consumer price index. Rental rates for land lots will be reviewed every five (5) years.