



PHOENIX PARK INDUSTRIAL ESTATE

Park Facts

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"> • 5G Network • 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. 	<p>The infrastructure provided for/to each shell:</p> <ul style="list-style-type: none"> • 3/4 Container Bays per shell • Insulated walls • A/C in Office and reception areas • Roof and Wall mounted exhaust fans • LED Lighting – 112W, 208V for factory area/ and 52W, 120V for warehouse, reception and office areas • Backup generator infrastructure • Fire alarm, sprinkler and smoke detector systems • ICT infrastructure

Land Lot Sizes

# Lots	Activity	Sizes
76	Light Industrial	Range - .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

Land USD15,800 per acre per annum* or

TTD 106,492 per acre per annum* (exchange rate: USD1 = TTD6.74)

Factory Shells

Period	Monthly Rental Rate per sq.ft (USD)*	Monthly Rental Rate per sq.ft (TTD)*	Consideration
Year 1	US\$0.75	TT\$5.06	Introductory Rate
Year 2	US\$0.75	TT\$5.06	Introductory Rate
Year 3	US\$0.75	TT\$5.06	Introductory Rate
Year 4	US\$0.81	TT\$5.46	Capped at 8%
Year 5	US\$0.81	TT\$5.46	Capped at 8%

- *Additional VAT and Common Maintenance charges will apply.
- The length of the lease for a factory shell can be 1 to 5 or 25 years under e Teck's present policy.
- All rates are valid up to 28th February, 2022.

Rent reviews

- Land Site: Every 5 years.
- Factory Shell: Every 3 years.