



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



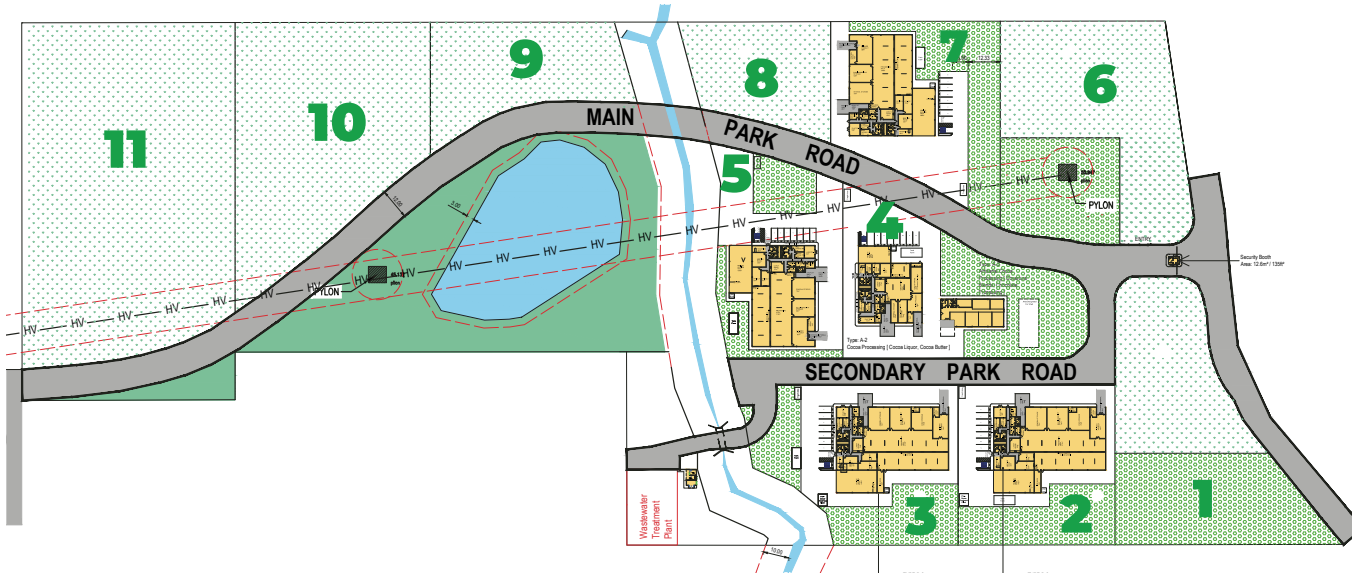
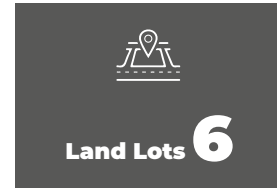
Root
Crop

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.

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.



Lot #	Description	Building/ Lot	Lot Area		Building Area		F.A.R.	Parking
			m ²	ft ²	m ²	ft ²		
1	Land lot	Large	5,364	57,737				
2	Factory Shell	Pepper Processing	3,699	39,816	1,206	12,981	1:0.32	8 No. 291 m ² / 3132 ft ²
3	Factory Shell	Fish Processing	3,964	42,668	1,206	12,981	1:0.28	8 No. 291 m ² / 3132 ft ²
4	Factory Shell	Cocoa Processing	4,338	46,694	651	7,007	1:0.20	8 No. 291 m ² / 3132 ft ²
	Factory Shell	Artisanal Cocoa Processing			250	2,690		
5	Factory Shell	Root Crop	3,314	35,671	1,081	11,635	1:0.30	8 No. 291 m ² / 3132 ft ²
6	Land lot	Medium	4,061	43,712				
7	Factory Shell	Fruit Processing	4,179	44,982	1,081	11,635	1:0.26	8 No. 291 m ² / 3132 ft ²
8	Land lot	Small	2,376	25,575				
9	Land lot	Small	3,396	36,554				
10	Land lot	Large	5,413	58,265				
11	Land lot	Large	10,002	107,660				
Overall Site Area: 76,589m² / 824,397 ft²								



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

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

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

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

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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