



**2023**

**BROCHURE**



DEVELOPING SPACES  
FOR BUSINESS TO GROW

# WHO WE ARE?

We are an agent of change for Trinidad & Tobago by providing land space where non-oil and gas industries could develop and grow thereby stimulating diversification of the economy, reduction of dependency on energy and the achievement of self-sustaining growth.

Evolving TecKnologies and Enterprise Development Company Limited (e Teck) is a special purpose state agency under the Ministry of Trade and Industry (MTI).

e Teck was established to be the agent of change for Trinidad & Tobago by providing land space where non-oil and gas industries could develop and grow thereby stimulating diversification of the economy, reduction of dependency on energy and the achievement of self-sustaining growth.

e Teck owns and operates twenty-one (21) Light Industrial Parks across Trinidad and Tobago which include the Tamana InTech Park. In addition, the company has other real estate assets, including buildings and multi-purpose units in its real estate portfolio as well as undeveloped assets for future developments. e Teck will soon add two new Parks to its portfolio namely the Moruga Agro-Processing Park and Phoenix Park Industrial Estate. e Teck also contributes to the tourism sector of the country's economy through ownership of its hotel assets.

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## e Teck's Mandate

In February 2013, the company's mandate was redefined to be focused on (i) Real Estate Development, (ii) Real Estate Management, and (iii) the Management of Hotel Assets

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## Our Core Responsibilities

1. To develop new modern economic zones through, inter alia, public private partnerships that can expand and diversify Trinidad and Tobago's economic base;
2. To improve the infrastructure and operations of existing economic zones/industrial parks;
3. To optimize existing industrial parks on a commercial basis;
4. To manage the assets of the Hilton Trinidad & Conference Centre and the Magdalena Grand Beach and Golf Resort.

# Mission, Vision & Core Values

We aim to deliver a level of customer service that will exceed our client's expectations making us a bold, confident leader in business and industrial space solutions.

## ✓ Mission

A catalyst for growth of businesses in the non-oil and gas sector by providing real estate solutions, which leverage the talents and passion of our people

## ✓ Vision

Providing innovative and sustainable real estate solutions that deliver lasting value to tenants, shareholders and society

## ✓ Core Values



### **COLLABORATION**

Teamwork that energizes, inspires and produces the best results



### **INTEGRITY**

Operating with honesty, efficiency and reliability in all our relationships.



### **INNOVATION**

The fearless pursuit of new ideas, critical thinking and creative solutions.



### **RESULTS-FOCUSED**

A relentless, concerted effort to deliver significant and sustainable value.



### **SPEED AND AGILITY**

A sense of urgency and a willingness to proactively adapt to changing circumstances.

# e Teck's History

Our legacy spans over 20 years in industrial park development and management of which we are proud. Our Industrial Parks facilitate a significant portion of business and manufacturing activity in the non-oil and gas sector.

**1959**

Industrial Development Corporation (IDC) was formed to stimulate industrial growth to bring about increased employment, increased productivity and incomes, raise standards, lessen the dependency on imports particularly consumer goods and develop more export for locally manufactured goods.

**1984**

Economic Development Corporation (EDC) was formed to develop policies and programmes for the non-oil and gas sectors.

**1988**

Tourism Development Authority (TDA) was established to promote the tourism industry and formulate policies to guide the tourism industry. Responsible for development and maintenance of tourism infrastructure.

**1995**

IDC & TDA joined to form the Tourism Industrial Development Company (TIDCO) responsible for tourism development, country branding and investment promotion, managing the country's hotels and industrial parks and business development in the non-energy sector.

**1997**

Property Industrial Development Company of Trinidad and Tobago (PIDCOTT) formed as a subsidiary of TIDCO responsible for property management of industrial parks.

**2003**

PIDCOTT became an independent entity to directly oversee the creation of the Wallerfield Industrial Estate which should comprise light manufacturing and technology-based industries and the proposed University of Trinidad and Tobago (UTT).

**2004**

PIDCOTT renamed Evolving TeckNologies and Enterprise Development Company Limited (e Teck). Mandate expanded to include the development of the Wallerfield industrial Park.

**2006**

e Teck's mandate was further expanded to include Country Branding and Investment Promotion for the non-energy sectors.

**2011**

Two subsidiaries were formed : InvesTT to serve the role of the Investments Promotions Agency of Trinidad and Tobago & the Asset Optimization Company (AOC) became the asset management company of industrial parks and hotels.

**2013**

Cabinet decision rationalized the functions of e Teck. invesTT was formed into a separate entity with support by e Teck in the areas of IT, Finance, HR, Corporate Services, Legal and other support services.

**2016**

Cabinet approved targeted sectors for Tamana InTech Park : ICT, BPO, Animation & Software, Data Processing Centres, High Value Manufacturing, Financial Services



# Phoenix Park

## Industrial Estate

The first 5G Light Industrial Estate in Trinidad and Tobago, the Phoenix Park Industrial Estate (144 acres) is ideally suited for businesses operating in Manufacturing & Assembly, Logistics & Distribution and ICT Industries. Tenants will have access to a modern industrial space with built infrastructure for the provision of required utility services to each of the lots.



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**Available for Tenancy:**

76 Leasable Lots for Light Industry Activity  
2 Leasable Lots for Commercial Activity  
5 Factory Shells

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**Contact:**

Sales Department, e Teck

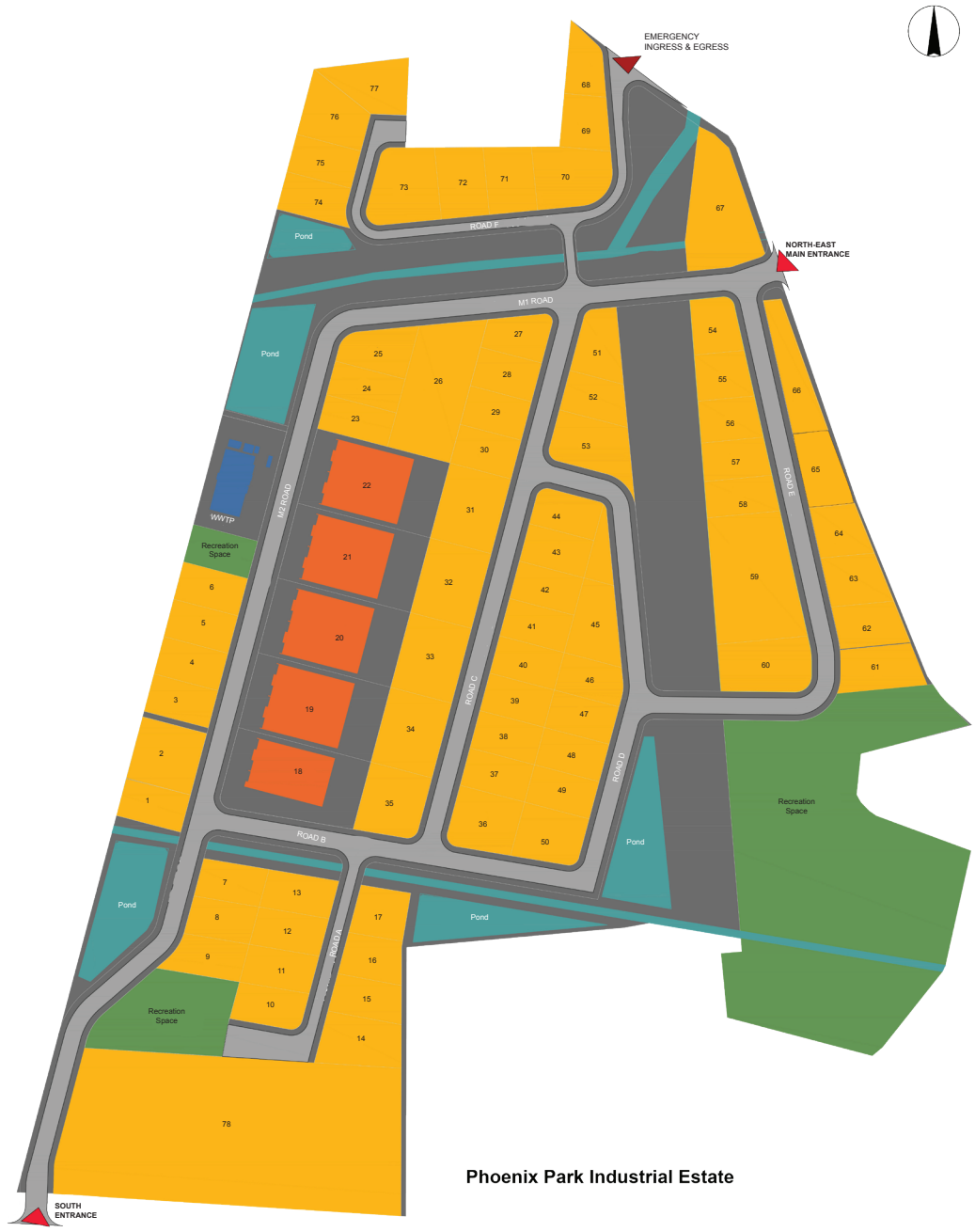


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# Phoenix Park Industrial Estate Site Plan



Phoenix Park Industrial Estate

LEGEND

LEASABLE

WASTEWATER TREATMENT PLANT (WWTP)

FACTORY SHELLS

DETENTION PONDS

GREEN SPACES / RECREATIONAL 5.6 Ha. (13.8 Acres)

LOT No.	HECTARE	ACRE	LOT No.	HECTARE	ACRE
1	0.21	0.52	40	0.21	0.52
2	0.35	0.86	41	0.21	0.52
3	0.21	0.52	42	0.21	0.52
4	0.21	0.52	43	0.21	0.52
5	0.21	0.52	44	0.21	0.52
6	0.21	0.52	45	0.28	0.69
7	0.21	0.52	46	0.21	0.52
8	0.202	0.50	47	0.21	0.52
9	0.23	0.57	48	0.21	0.52
10	0.22	0.54	49	0.21	0.52
11	0.22	0.54	50	0.28	0.69
12	0.22	0.54	51	0.33	0.82
13	0.22	0.54	52	0.21	0.52
14	0.32	0.79	53	0.24	0.59
15	0.22	0.54	54	0.21	0.52
16	0.21	0.52	55	0.202	0.50
17	0.21	0.52	56	0.21	0.52
18	0.84	2.08	57	0.21	0.52
19	0.86	2.13	58	0.21	0.52
20	0.86	2.13	59	0.85	2.10
21	0.86	2.13	60	0.38	0.94
22	0.86	2.13	61	0.28	0.69
23	0.21	0.52	62	0.24	0.59
24	0.21	0.52	63	0.24	0.59
25	0.25	0.62	64	0.21	0.52
26	0.73	1.80	65	0.25	0.62
27	0.21	0.52	66	0.31	0.77
28	0.21	0.52	67	0.65	1.61
29	0.21	0.52	68	0.207	0.51
30	0.21	0.52	69	0.204	0.504
31	0.40	0.99	70	0.36	0.89
32	0.40	0.99	71	0.26	0.64
33	0.40	0.99	72	0.28	0.69
34	0.40	0.99	73	0.21	0.52
35	0.34	0.84	74	0.21	0.52
36	0.32	0.79	75	0.21	0.52
37	0.21	0.52	76	0.21	0.52
38	0.21	0.52	77	0.36	0.89
39	0.21	0.52	78	4.00	10.0

## Park Infrastructure

As landlord, Evolving TecKnologies and Development Company Ltd (e Teck) ensures that the completed and commissioned estate is outfitted with modern facilities and infrastructure.

The infrastructure and services provided for/to each lot are:

- 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 approximately 41 lots)
- LED street lights
- Boundary high security fencing, a security surveillance system and controlled primary and security entry/exit.

# Our Legacy Parks



Legend	
	Piarco International Airport
	A.N.R. Robinson International Airport
	Port of Port of Spain
	Port of Scarborough
	Port of Point Lisas

The following 21 industrial Parks are managed by e Teck

North				
1.	Diamond Vale	20.88 ha	Diego Martin	Light manufacturing, manufacturing of cotton products, ceramic, sanitary ware, crockery, pharmaceutical items.
2.	Beetham	20.88 ha	Diego Martin	Light manufacturing, manufacturing of cotton products, ceramic, sanitary ware, crockery, pharmaceutical items.
3.	Abbatoir	2.99 ha	Port of Spain	Mixed use, food processing.
4.	Sea Lots	10.20 ha	Port of Spain	Mixed use, construction and maintenance of marine craft, production of industrial materials and gas.
5.	East Dry River	15.05 ha	Port of Spain	Light manufacturing, automobile radiators, vinyl, engineering works, maintenance of industrial equipment
6.	Morvant	10.64 ha	Port of Spain	Light manufacturing, assembly of automotive components, vehicle maintenance
East				
7.	Tamana InTech Park	1,100 acre	Wallerfield	Science & Technology Eco-business Park: ICT, High Value Manufacturing, Agro-processing, Business Services, Clean Technologies
8.	O'Meara	94.88 ha	Arima	Mixed use, food processing, manufacturing of paper, steel fabrication, aluminum, wooden furniture, paints.
9.	Trincity	4.14 ha	Trincity	Mixed Use, food processing, garment.
10.	Macoya	3.24 ha	Macoya	Mixed use, manufacturing of foam, promotional items, food processing, furniture.
Central				
11.	Pt. Lisas	2.67 ha	Couva	Mixed use, manufacturing, of interbloc units, electrical panel boards, printing inks and solvents, industrial chemicals.
12.	Biljah	11.41 ha	Chaguanas	Light manufacturing (steel fabrication, manufacturing polyethylene, etc.)
13.	Chase Village	4.00 ha	Chaguanas	Light manufacturing.
14.	Frederick Settlement	30.75 ha	Caroni	Mixed use, food processing, steel fabrication maintenance of air conditioning systems.
15.	Phoenix Park Industrial Estate	44 ha	Couva	High Value and Light Manufacturing . Logistics, Warehousing, ICT, Biotechnology
South				
16.	Debe	30.75 ha	Penal	Mixed use, food processing, steel fabrication, maintenance of air conditioning systems.
17.	Plaisance	18.53 ha	Marabella	Light manufacturing lumber treatment plant, maintenance of industrial equipment, manufacturing.
18.	Harmony Hall	7.60 ha	Gasparillo	Light manufacturing, the manufacturing of writing chalks crayons, polyethylene, cosmetics, pharmaceuticals.
19.	Point Fortin	47.75 ha	Pt. Fortin	Light manufacturing metal fabrication and repackaging of hardware.
20.	Moruga Agro Processing Park	7.6 ha	Moruga	Processing of raw materials and intermediate products originating from agriculture, forestry and fisheries
Tobago				
21.	Milford	1.34 ha	Tobago	Mixed use.
Construction of New Parks				
1.	Factory Road			
2.	Dow Village			

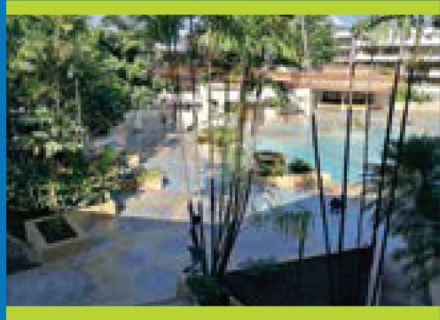
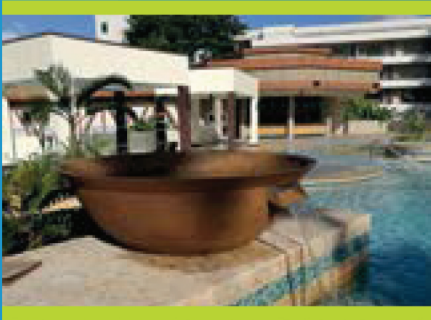


# Hotels Assets

Teck's achievements in transforming hotel spaces are significant and contribute to satisfying our company's mandate of diversifying Trinidad and Tobago's economy for sustainable development by advancing the non-energy sector, in this case the tourism sector.

## The Hilton Trinidad and Conference Centre

Teck is responsible for the lease operatorship of the Hilton Trinidad and Conference Centre and is responsible for executing all capital works at the Hotel under its Hilton Renovation Project. The refurbishment works to this 418 room hotel continues to maintain and sustain the economic viability of this 4-star hotel as a modern, commercially viable space.



## Magdalena Grand Beach & Golf Resort (MGBR)

Teck is responsible for the lease operatorship of the MGBR and entered into an agreement with an International operator in 2012 to manage the smooth operations and drive revenues and occupancy levels of the hotel since its re-branding and re-opening. Teck oversees the capital works at the Hotel to maintain the economic viability of this 4-star, 178 rooms, 22 suites hotel.



# Corporate Social Responsibility

Our Corporate Social Responsibility (CSR) includes a responsibility to enable positive, sustainable change in the communities in which we operate. We take our role as a Corporate Citizen very seriously. Using an inclusive business model framework, our commitment to developing environmental, social and economic sustainability solutions to the challenges of our fence-line communities is central to decision making and business operations.

This commitment allows us to partner with stakeholders and civil society organizations to provide support for their developmental efforts. In addition, we recognize and reward achievement at all levels of society and foster the spirit of volunteerism in our employees through internally driven initiatives.



We are determined to ensure that our CSR benefits the nation

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# GET IN TOUCH

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