



Partners in Growth

McAllister Industrial Park

McAllister Industrial Park was established in 1974 to capitalize on the success of nearby Grandview Industrial Park, and rapid industrial expansion on the East side of Saint John. The Park has experienced considerable development and success since then, buoyed in large part by a renewed focus by the City on industrial expansion starting in the 1990s and more recently by the rapidly developing energy sector. As a result, McAllister Industrial Park is now one of the Atlantic Canada's fastest growing light manufacturing and commercial parks.

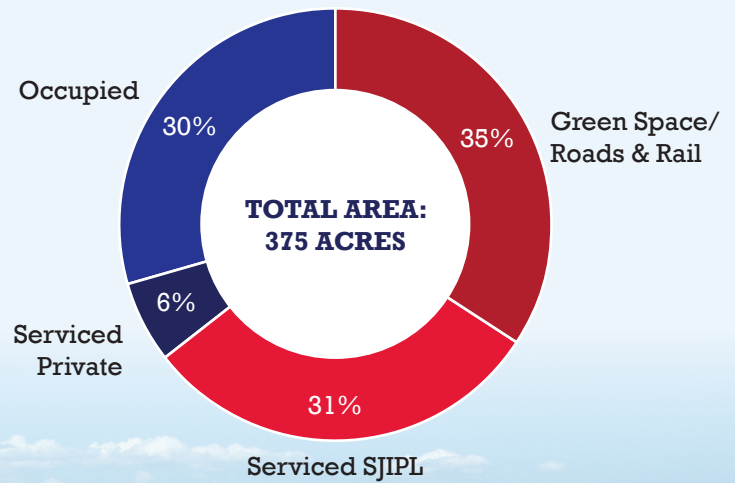
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Land Description



Transportation

HIGHWAY

McAllister Industrial Park is located four kilometres from Highway #1 -- New Brunswick's main arterial highway. This modern, four-lane highway connects Saint John with the Trans-Canada Highway at Sussex and the U.S. highway system at Calais, Maine. The Provincial Department of Transportation (D.O.T) is currently in the construction phase of a new interchange, making Highway #1 access even easier. The project is anticipated to be completed by 2012.

AIRPORT

Located 16 kilometres from the City's centre, Saint John Airport's runways measure 7,000 x 200 feet and 5,100 x 200 feet. It operates 24/7 year round for scheduled flights, medivac and general aviation, and it is supported by Category 5 Emergency Response. A 40,000 square-foot terminal offers all essential services, including Customs and Immigrations Service.

SEAPORT

The Port of Saint John is a year-round, deep-water port that is host to some of North America's most advanced terminal facilities. It is also the largest seaport in the province, handling an average of 25 million metric tonnes of cargo annually. Ready

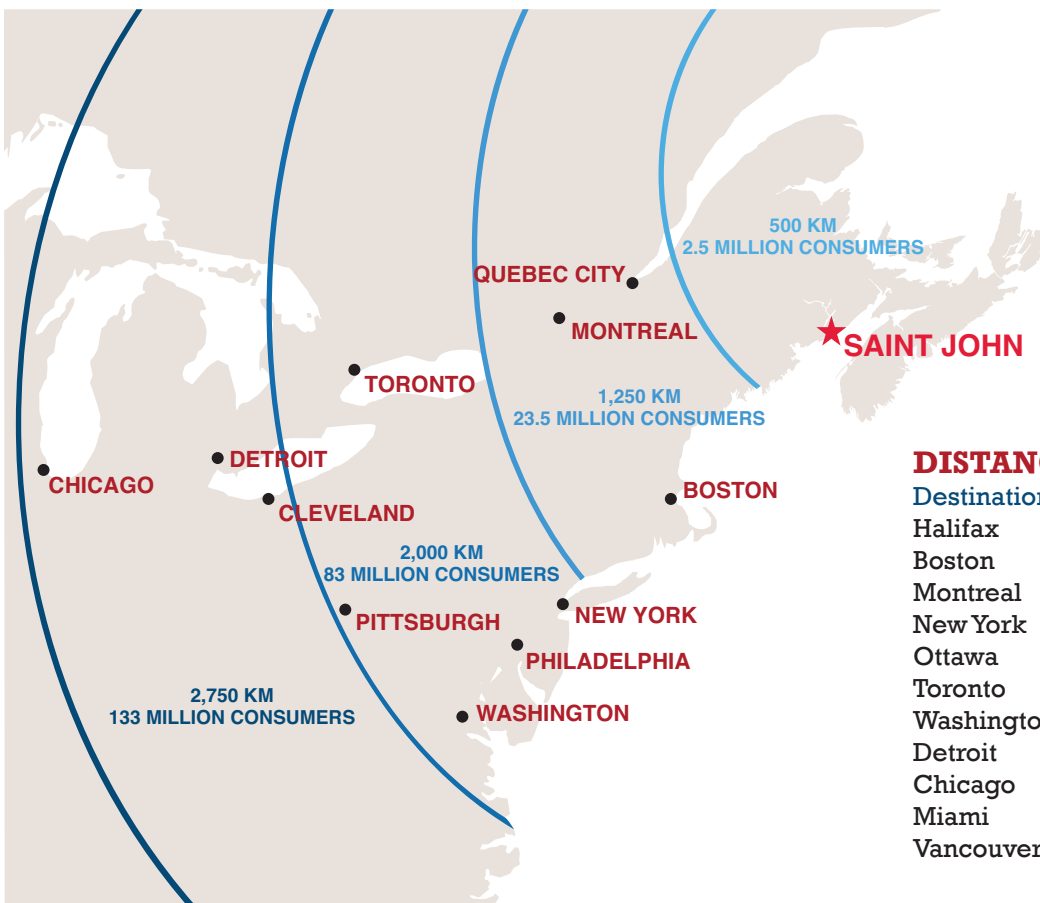
access to road and rail lines, together with roll-on/roll-off capacity and other specialized cargo-handling and storage facilities make the Port a highly effective solution for importing or exporting a wide variety of products and raw materials. The port offers charter movements to all parts of the world.

RAIL

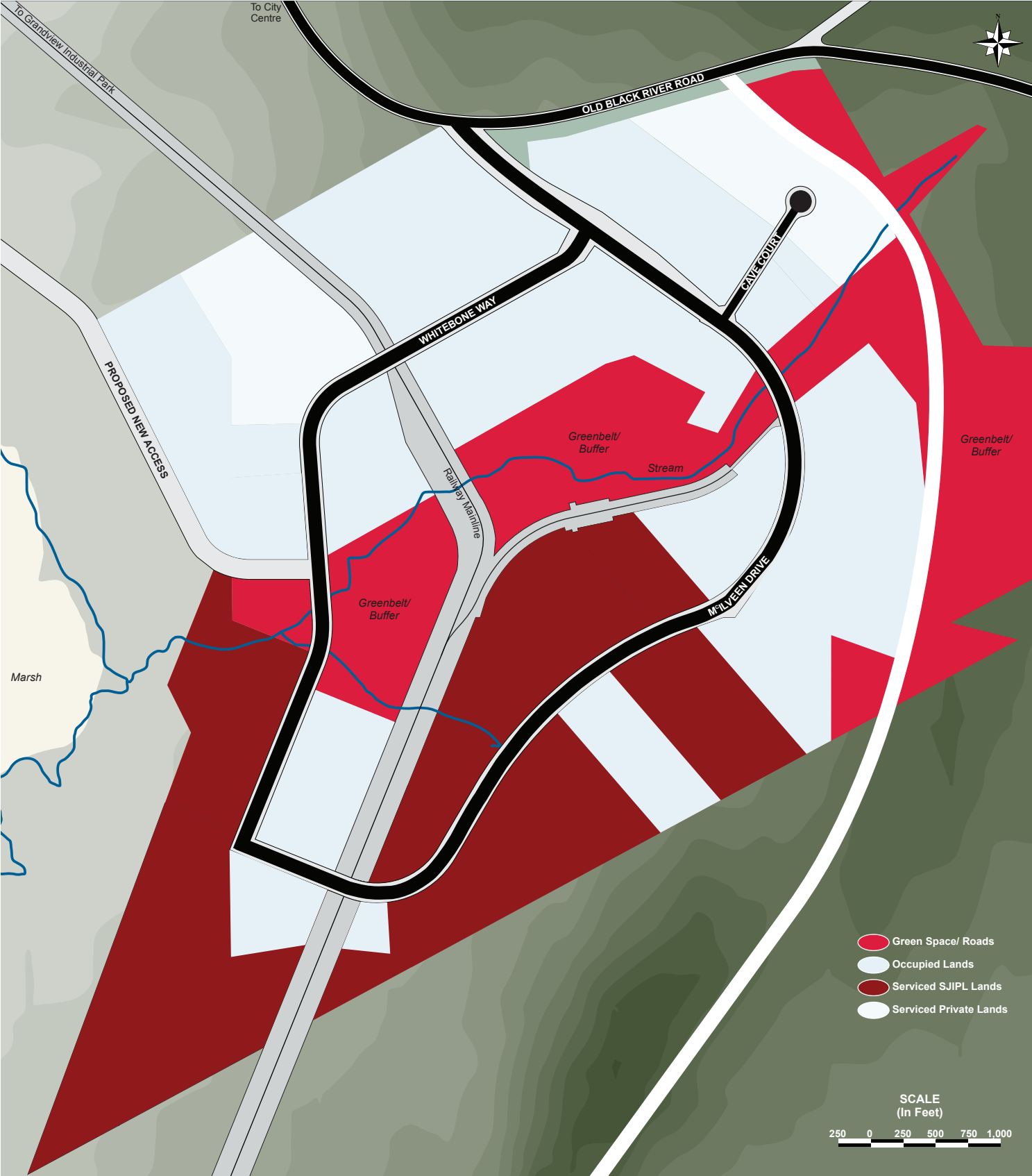
Two rail companies serve Saint John -- N.B. Southern Railway Ltd. and CN. N.B. Southern Railway is a locally owned short line that handles freight going west to the U.S. via direct rail access to the U.S. northeast. CN's Saint John/Moncton short line connects with the company's mainline for easy shipping to central Canada. The city's railways are also fully equipped to handle bulk, liquids, intermodal and specialty moves.

FERRIES

Bay Ferries operates the Princess of Acadia ferry, a convenient connection between Saint John and Digby, Nova Scotia. Serving both car and truck transport, the ferry leaves Saint John twice daily between October 15 - June 24, and three times daily between June 25 - October 14. Contact Bay Ferries for rates and restrictions.



Park Plan



Topography

McAllister Industrial Park is located on Bayside Drive in East Saint John, approximately six kilometres from the City's centre. To the northeast and east, the Park is bordered by Bayside Drive and private property. Undeveloped properties, ideal for future development, are situated along the northwest and south ends of the Park. A saltwater marsh, once maintained by Ducks Unlimited forms the Park's western border. There is significant sloping on the Park's northeast, east and south sides. Surface water flows from these high points to a brook in the centre of the Park, before emptying into the marsh and the Bay of Fundy. Drainage is excellent and poses no restriction to development. The undeveloped area is mostly a thick rocky- gravelly aggregate mix, and offers a prime opportunity for expansion. The tree canopy has been removed in the developed sections of the Park, with softwoods, predominantly spruce, found in the undeveloped areas.

Servicing

WATER

The Loch Lomond Watershed provides water service to the McAllister Industrial Park. Water treatment is handled by the Latimer Lake Drinking Water Treatment Facility, a 30 Million Imperial Gallons Per Day (MGPD) station. The safe yield of the Loch Lomond Water Reservoir System is approximately 60.0 MGPD (Imperial). Average daily demand is 30 - 35 MGPD (Imperial). It is currently operating at 50 - 60% of the source's safe yield. Two gravity mains (30 cm and 40 cm in diameter) serve as the water transmission system for the entire park.

a) Rate - Meter Rental Charges (Effective date: January 1st, 2006)

Meter Size Rate/Bi-Month

15mm \$47.00	20mm \$69.61
25mm \$102.57	40mm \$179.61
50mm \$267.57	75mm \$482.86
100mm \$883.39	150mm \$1,543.30
200mm \$2,203.17	250 mm plus \$3,082.95

b) Rate - Consumption Charges (Effective date: January 1st, 2006)

First 100 cubic metres \$0.85 / cubic metre
Next 49,900 \$0.61 / cubic metre
Next 200,000 \$0.37 / cubic metre
Excess of 250,000 \$0.10 / cubic metre

SEWER

Sewerage treatment is currently handled by an aerated waste stabilization lagoon system at the Lancaster Waste Water Treatment Plant. The system provides primary and secondary processing, and has an average flow capacity of 0.6 MGPD (Imperial), with a peak flow capacity of 1.2 MGPD (Imperial). It is capable of removing 60-70% of Biochemical Oxygen Demand (BOD). User charges are set at the rate of 120% of the water service and consumption charges.

STORM SEWER

The McAllister Industrial Park uses a low profile concrete curb and gutter system for storm water collection.

STREETS

Paved roads with concrete curbs and gutters are standard for all developed areas of the McAllister Industrial Park. There are fire hydrants throughout the Park, and all shoulders are landscaped and sodded.

RAILROADS

Canadian National Railways (CN) operates a mainline through the Park. Currently, there is no rail station located in the Park.

POWER

Saint John Energy is the local distributor of electrical power. It purchases its power from New Brunswick Power Corp. (NBPC). NBPC produces 4,119 Mega-Watts (1,939 MW are produced by three local plants), with peak in-province demand of 2,786 MW.

Commercial and industrial users can access:

- Single Phase @ 120-240 volts up to 600 Amp
- Standard Three Phase or Combination Single Phase and Three Phase Secondary @ 120-208 volts and 347-600 volts

NATURAL GAS

Enbridge Gas New Brunswick is the province's licensed distributor of Natural Gas. Consumers of natural gas can deal directly with Maritimes and Northeast Pipeline, effectively cutting the related burner tip costs. Large customers will also appreciate knowing that supply is virtually unlimited at 1,440 PSI.