



# Partners in Growth

## Spruce Lake Industrial Park

Spruce Lake Industrial Park was established in 1975 to accommodate a major industrial expansion planned for the West side of Saint John. Since 1990, it has been operating as a heavy industrial park, succeeding in large part due to its exceptional location and transportation links. Today, Spruce Lake Industrial Park is home to 40 companies employing more than 500 people. The City of Saint John continues to capitalize on the Park's outstanding location and considerable strengths, making ongoing improvements that are paving the way for its continued expansion. With an additional 1,000 acres of unserved, raw land available for development, the Park's potential for growth is significant.

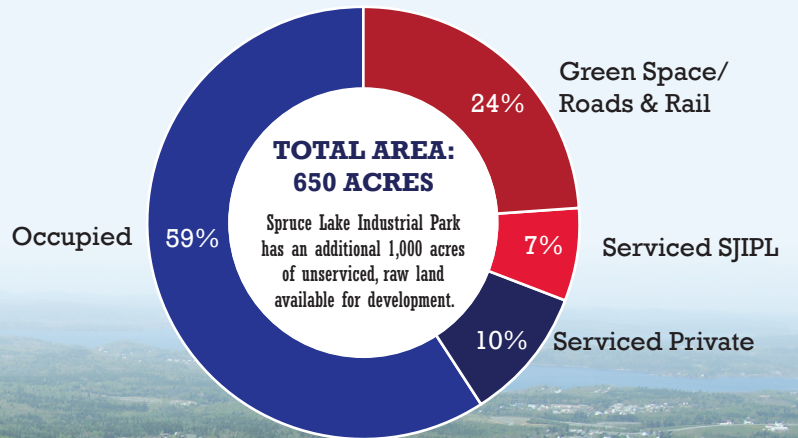
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### Land Description



# Transportation

## HIGHWAY

Spruce Lake Industrial Park is located next to 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.

## 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, medic and general aviation, and it is supported by Category 5 Emergency Response service. A 40,000 square-foot terminal offers all essential travel services, including Customs and Immigrations Service.

## SEAPORT

The Port of Saint John is a year-round, deepwater 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

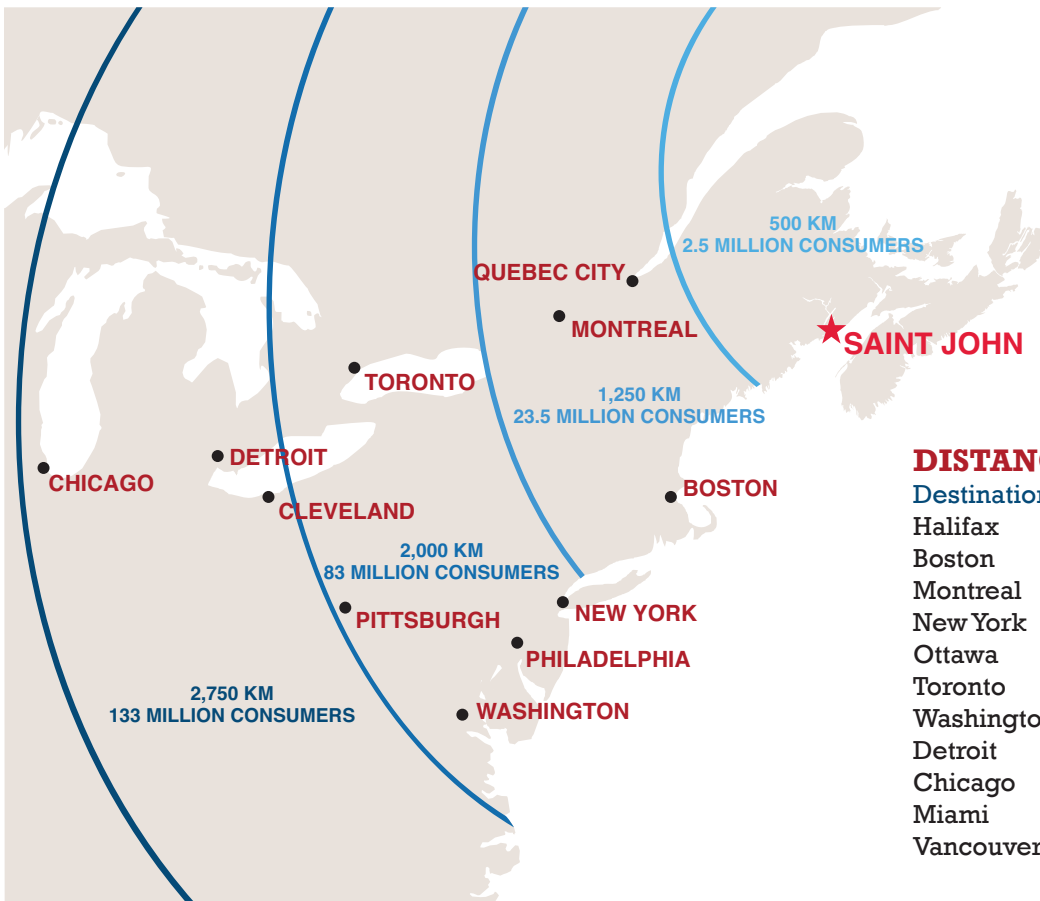
exporting a variety of products and raw materials. And the Port offers charter movements to all parts of the world.

## RAIL

Two rail companies serve the City of Saint John – N.B. Southern Railway Ltd and CN. N.B. Southern Railway Ltd. 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, making it easy to ship goods to central Canada. The city's railways can also handle bulk, liquids, intermodal and specialty moves.

## FERRIES

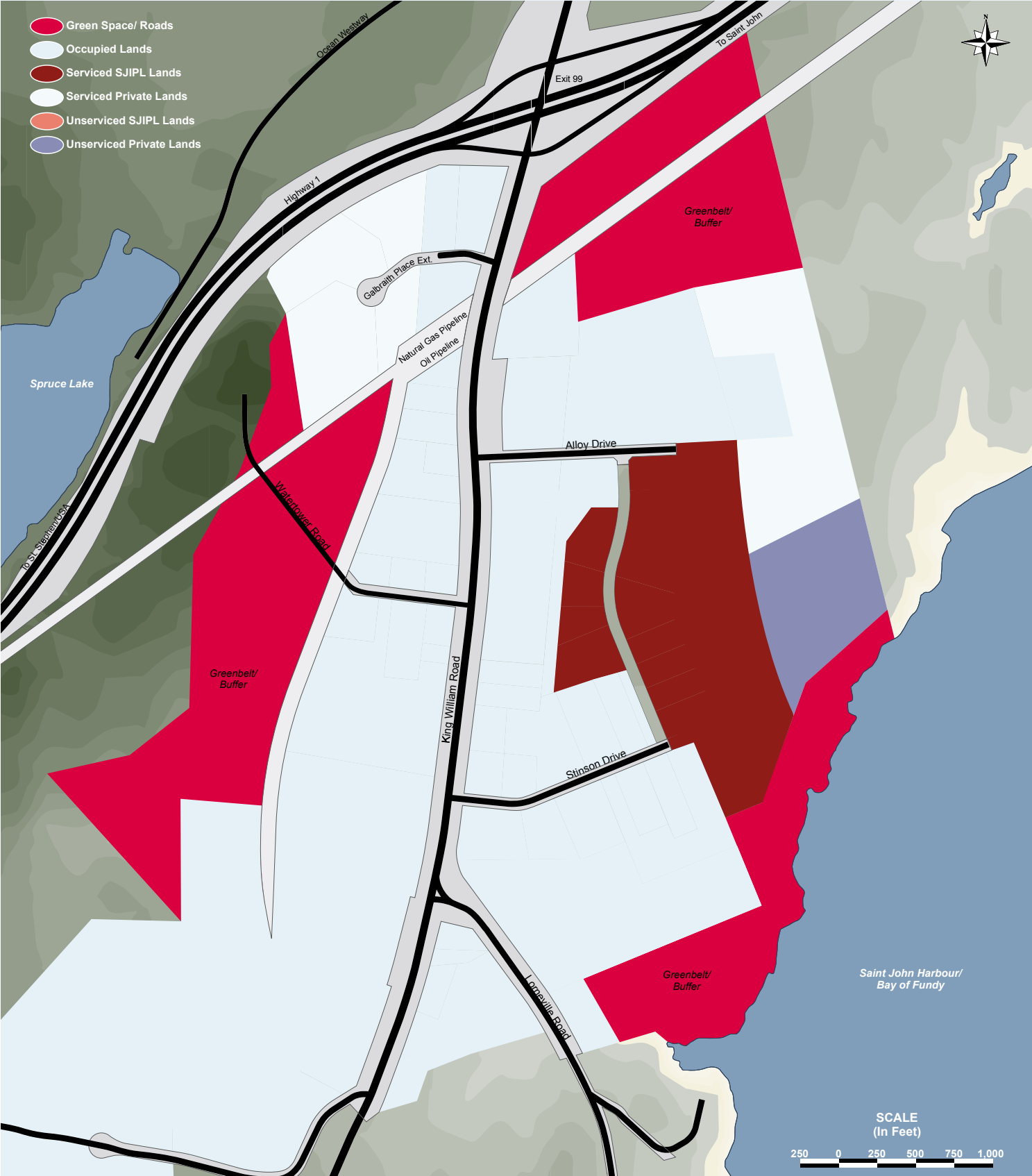
Bay Ferries operates the Princess of Acadia ferry, a convenient connection between Saint John and Digby, Nova Scotia. Serving both car and truck transport, the ferry leaves Saint John twice daily between October 15 - June 24, and three times daily between June 25 - October 14. Contact Bay Ferries for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



## DISTANCE TO URBAN MARKETS

Destination	Kilometres	Miles
Halifax	424	265
Boston	678	424
Montreal	940	588
New York	1,032	645
Ottawa	1,130	706
Toronto	1,479	924
Washington	1,501	938
Detroit	1,937	1,211
Chicago	2,320	1,450
Miami	2,880	1,800
Vancouver	5,898	3,686

# Park Plan



# Topography

Spruce Lake Industrial Park is located in West Saint John on King William Road at Highway 1, Exit 112, 11 kilometres from the City's centre. Its northern border is Highway 1, the Province's main highway, while the busy port of Saint John Harbour forms its eastern border. To the south is undeveloped land that offers considerable expansion opportunities, and a 90-metre hill runs alongside it to the west. With the exception of this hill, the land is fairly level, resting on a plateau that is, on average, 30 to 40 metres above sea level. For example, slopes along the southern undeveloped section average a two to five percent incline grade. Surface water flows from the northwest to a brook near Lorneville Road on the Park's southeast side, and the runoff drains directly into Saint John Harbour. Overall, drainage is excellent, allowing for greater ease of development. The same is true for the undeveloped land, which is mostly a thick rocky-gravelly aggregate mix. The tree canopy has been removed in the developed sections of the Park, with poplar, spruce and cedar found in the undeveloped areas.

# Servicing

## WATER

The Spruce Lake Water Reservoir provides water service to the Park. The safe yield of this reservoir is approximately 90.0 Million Imperial Gallons Per Day (MGPD). Maximum daily demand is 30.0 MGPD (Imperial), but the average daily demand is considerably less than the safe yield of the source - approximately 15 - 25 MGPD (Imperial). Three gravity mains (25 cm, 45 cm and 90 cm in diameter) form the water transmission system, which has a maximum capacity of about 3.4 MGPD.

### a) Rate - Meter Rental Charges

*(Effective date: January 1st, 2006)*

Meter Size Rate/Bi-Month

15mm \$47.61	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

Sewage treatment is currently conducted by an aerated waste stabilization lagoon system located 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 Park uses an open-ditch storm water collection system. It extends through the developed portion of the Park and is un-landscaped. Firms locating to the Spruce Lake Industrial Park are encouraged to landscape their portion of this storm water system.

## STREETS

Paved roads with landscaped right-of-ways are standard for all developed areas of the Park. These areas also have a concrete curb and gutter system for drainage, while the older portion of the Park uses an open-ditch drainage system.

## POWER

Saint John Energy is the local distributor of electrical power. It purchases its power from New Brunswick Power Corporation (NBPC). NBPC produces 4,119 megawatts (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 Amps.
- Standard Three Phase or Combination Single Phase & Three Phase Secondary @ 120-208 volts & 347-600 volts

## NATURAL GAS

Enbridge Gas New Brunswick is the province's licensed distributor of Natural Gas. Consumers can obtain their supply directly from Maritimes and Northeast Pipeline, effectively cutting the related burner tip costs. Large customers will also appreciate knowing that, at 1,440 pounds per square inch (PSI), the supply is unlimited.