



SAINT JOHN INDUSTRIAL
— LAND FOR DEVELOPMENT —

SPRUCE LAKE

Industrial Park Parc Industriel

506-639-1247 | SAINTJOHNINDUSTRIAL.CA





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Industrial Park

Parc Industriel

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Preplanned or Custom Plots

Whether your operation fits into one of our pre-existing plots or you require a fully customized plot size, SJI has the experienced team to help you get up and running.

Spruce Lake Industrial Park is a thriving and diverse industrial ecosystem and with existing land available, you can be a part of it!



Import/Export Modalities

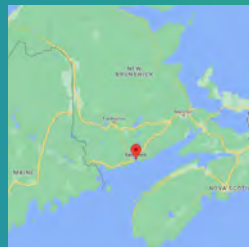
Saint John has everything a growing industrial operation needs with import/export options via Port of Saint John, rail, highway, and air. Saint John is a true international player!

Spruce Lake Park is only 1 km from a major highway, 10 km from Port Saint John and rail, and a short distance from air.



Energy With a Conscience

Saint John is situated within a province which draws solid energy from green and blue sources. Align your operation with a lower carbon footprint culture.



Perfectly Positioned

Saint John is positioned just 125 km from the USA border and just 145 km from Moncton, NB. The city is perfectly positioned to import/export for all points Canada, USA, and International.



Port Saint John

Connected with over 500 ports worldwide. Regular container calls from CMA CGM, MSC, and Hapag-Lloyd and to class 1 rail lines, CN, CP, and CSX. Average annual cargo handling of 28-million metric tonnes.



Education & Training

Saint John is home to University of New Brunswick, NB Community College, and plenty of private training facilities. We have industrial talent and training for future workers.



Park Tenants Include

Lorneville Mechanical, Saputo, Day & Ross, Tim Hortons, Fundy Fencing are just a few of the fantastic Spruce Lake Industrial Park tenants.



Spruce Lake Barge Facility

A state-of-the-art, large scale barge facility directly connected to Spruce Lake Industrial Park and only minutes from major highway routes... endless industrial possibilities await in Saint John.



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Brian Irving Director, Saint John Industrial

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Saint John Industrial has had firm roots in the industrial land solution business for over 5 decades.

Brian brings 32 years (and counting) of real estate experience to SJI. Brian specializes in the commercial, residential, municipal, institutional, and industrial real estate sectors.

In addition to direct real estate knowledge and experience, Brian brings a working knowledge of operations, marketing, sales, management, leasing, financing, acquisition & disposition as well as experience in greenfield and brownfield development.

Brian's well-rounded knowledge and specific focus in industrial real estate is evident throughout Saint John Industrial.

Brian has a commitment to client service and when combined with his knowledge and experience, the result will always be a superior level of customer service, difficult to match elsewhere.



**CONNECTING INDUSTRIAL
BUSINESS WITH LAND FOR
DEVELOPMENT & OPPORTUNITY!**