

THE  
**SAINT JOHN**  
REGION

ALWAYS  
MOVING  
FORWARD

**THE SAINT JOHN REGION:**  
ATLANTIC CANADA'S  
INDUSTRIAL HUB

**ENVISION**  
Saint John

THE  
REGIONAL  
GROWTH  
AGENCY

  
**SAINT JOHN INDUSTRIAL**  
— LAND FOR DEVELOPMENT —



# WELCOME TO THE SAINT JOHN REGION

THE SAINT JOHN REGION IS A PLACE THAT'S **ALWAYS MOVING FORWARD**. WITH A MAJOR PORT CITY BALANCED BY ABUNDANT NATURE, THE SAINT JOHN REGION HAS A PROVEN TRACK RECORD OF FORWARD THINKING AND A STRONG DETERMINATION FOR FUTURE GROWTH.

## HOW WE'RE LEADING THE WAY FORWARD

As a historic yet progressive manufacturing hub, the Saint John Region has centuries of expertise and an unmatched supply chain network. We are home to Atlantic Canada's largest and fastest growing port—with a recent \$250M+ modernization upgrade. The region also has the strongest access to rail along the East Coast. We are the global export hub of Atlantic Canada, with connections to three class 1 rail lines and more than 500 ports worldwide.

Our thriving energy cluster includes hydro-electric, nuclear, hydrogen, wind, solar, natural gas, coal, diesel, and biomass. With development-ready industrial sites, including 1,500 acres of prime industrial land, the Saint John Region is well positioned for continued growth.

## \$11.3B IN EXPORTS

30% PERCENT OF ATLANTIC CANADA'S EXPORTS COME FROM SAINT JOHN.

## 21.3% OF OUR LABOUR FORCE

WORKS IN MANUFACTURING, TRADES, AND NATURAL RESOURCES—THE HIGHEST CONCENTRATION OF ANY REGION ON THE EAST COAST OF CANADA.

## MULTIBILLION-DOLLAR HEADQUARTERS

SEVERAL MULTIBILLION-DOLLAR HEADQUARTERS IN THE ENERGY, FORESTRY, SHIPBUILDING, CONSTRUCTION MATERIALS, AND AQUACULTURE SECTORS CALL THE SAINT JOHN REGION HOME.



# OUR INDUSTRIAL ADVANTAGE

The Saint John Region is a strategic location for industries, perfectly positioned with a strong industrial landscape and connections to 500 ports around the world.

## What's Powering Our Forward Momentum



### A STEADY STREAM OF HARD WORKERS

Get access to our experienced industrial workforce and a consistent talent pipeline from the University of New Brunswick and the New Brunswick Community College, hosting more than 33,000 students across multiple campuses in the province.



### THE MOST DIVERSE ENERGY ASSETS IN CANADA

More than 70% of power in the Saint John Region is derived from non-emitting sources—and we can source 100% clean energy from our sustainable grid. More than 50% of the province's electricity generation capacity is located in Saint John, along with one of only three active nuclear-certified sites in Canada.



### AFFORDABLE INDUSTRIAL RAW WATER

Reduce operational costs and improve overall profitability thanks to low prices on industrial raw water. We've got an abundant supply.



### SPEED TO MARKET

With land zoned for industrial development, environmental approvals for site preparation and some of the fastest permitting and approvals processes in the country - the Saint John Region offers a path to get to market faster than other locations.

**MOVE FORWARD BY INVESTING IN  
THE SAINT JOHN REGION**

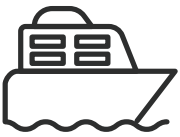




# OUR INDUSTRIAL ADVANTAGE

Our unique location opens doors to North American and global markets, offering investors a competitive advantage and operational efficiencies.

## What's Powering Our Forward Momentum



### A GROWING PORT

Port Saint John is the largest port by volume in Atlantic Canada with modern facilities to import and export petroleum, natural gas, chemicals, potash, dry bulk, food products, containers and more. As the fastest growing port in Canada with connection to three Class 1 rail networks, the region is well positioned to meet your logistic needs.



### RAIL CONNECTIONS TO KEEP BUSINESS MOVING

The Saint John Region has connections to three Class 1 rail lines (CN Railway, CSX Transportation, and CPKC), as well as our local short line, New Brunswick Maine Rail, for direct integration into Ontario and U.S. supply lines - making the region the only location in Atlantic Canada with rail optionality.



### STRATEGIC LOCATION & ADVANTAGEOUS TIME ZONE

Our region of the world allows you to quickly serve the East Coast of North America, South America, Mexico, and Europe. We have efficient supply lines and a strong time zone advantage, making it easy to service clients around the world in the same business day.



### COST COMPETITIVENESS

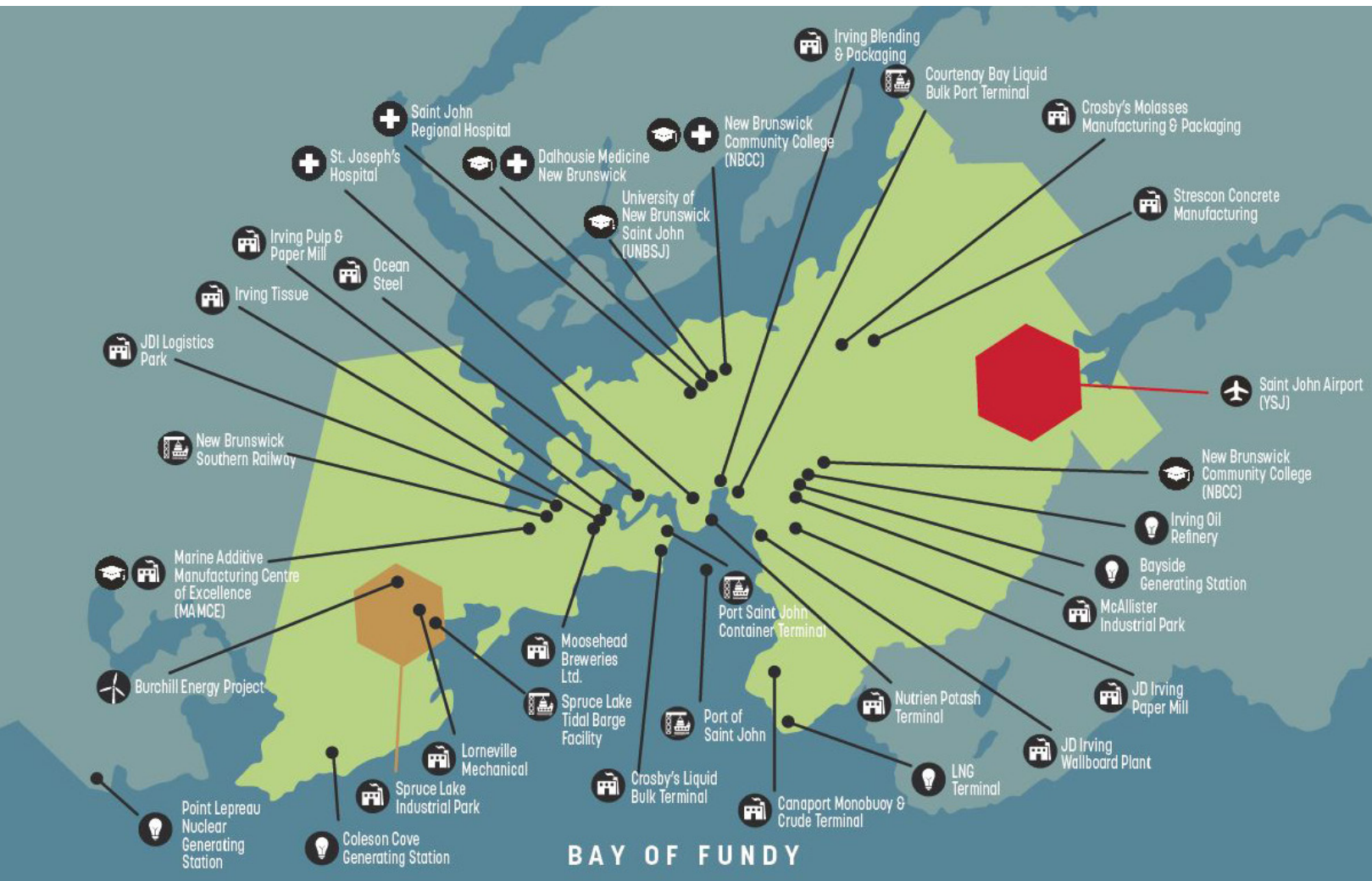
The Saint John Region is a highly cost-effective location for industrial development with property tax exemptions on machinery and equipment, no development cost charges, logistical efficiencies, and one of the most cost-effective labour pools in Canada.

**MOVE FORWARD BY INVESTING IN  
THE SAINT JOHN REGION**



# SAINT JOHN REGION'S INDUSTRIAL CLUSTER

The Saint John Region is home to the greatest concentration of industrial assets in Atlantic Canada. The size and diversity of businesses, industrial facilities, logistics infrastructure, and educational institutions make the Saint John Region the ideal location for industrial growth. Whatever your business or logistical requirements are, the region likely has a supply chain already in place for you to grow.



## WELCOME TO SPRUCE LAKE INDUSTRIAL PARK



**1,500 acres for industrial development**



**Municipal water and sewer**



**Cost-effective industrial raw water**



**Natural gas**



**Direct highway access**



**Co-located with more than 50% of New Brunswick's electrical generation capacity**

## WELCOME TO THE SAINT JOHN AIRPORT INDUSTRIAL PARK



**600 acres of air side and industrial land**



**Direct highway access**



**Federal land with property tax advantages**



# BATTERY SUPPLY CHAIN

The Saint John Region is uniquely situated for the battery supply chain sector—boasting well-established supply chains, labour force, and an experienced regulatory system.

## What's Powering Our Forward Momentum



### PRIME REAL ESTATE

With many large sites (100+ acres) located in proximity to key services and infrastructure, this is the perfect place to set up operations.



### THE MOST DIVERSE ENERGY ASSETS IN CANADA

More than 70% of power in the Saint John Region is derived from non-emitting sources—and we can source 100% clean energy from our sustainable grid.



### AFFORDABLE INDUSTRIAL RAW WATER

Reduce operational costs and improve overall profitability thanks to low prices on industrial raw water. We've got an abundant supply.



### A STEADY STREAM OF HARD WORKERS

Get access to our experienced industrial labour workforce (6,000+ employees). Our talent pipeline is constantly growing thanks to new residents and new graduates.



### RAIL CONNECTIONS TO KEEP BUSINESS MOVING

We have connections to three Class 1 rail lines (CN Railway, CSX Transportation, and CPKC), as well as our local short line, New Brunswick Maine rail, for direct integration into Ontario and U.S. supply lines.



### REGULATORY EXPERIENCE

New Brunswick has experience in managing sodium sulphate discharges. We can help you find cost-effective solutions and minimize risk.

**MOVE FORWARD BY INVESTING IN  
THE SAINT JOHN REGION**



# CLEAN HYDROGEN PRODUCTION & EXPORT

As New Brunswick's only recognized hydrogen hub in an industrial city, the region has the land, services, and potential local clients to make your project successful.

## What's Powering Our Forward Momentum



### THE MOST DIVERSE ENERGY ASSETS IN CANADA

70% of power here is derived from non-emitting sources. The province estimates capacity of 3,000MW of onshore wind and 17,000MW of offshore wind capacity for future development. We can source 100% non-emitting energy from our sustainable grid.



### INDUSTRIAL OFF-TAKE POTENTIAL

A variety of potential industrial and utility clients are strategically located in proximity to our industrial sites, with the potential to generate future domestic hydrogen demand and reduce project risk.



### AFFORDABLE INDUSTRIAL RAW WATER

Reduce operational costs and improve overall profitability thanks to low prices on industrial raw water. We've got an abundant supply.



### BIOGENIC CARBON SOURCES

We are home to significant producers of biogenic CO2 with interest in exploring supply agreements to support Green Methanol Production.



### PRIME REAL ESTATE

With many large sites (100+ acres) located in proximity to key services and deep water for export, this is the perfect place to set up operations.



### ESTABLISHED HYDROGEN INDUSTRY

The Saint John Region is one of the largest producers and consumers of grey hydrogen in Canada and is well positioned to lead in the production in green, blue and pink hydrogen.



**READY TO MOVE FORWARD  
WITH US?**

**ENVISION**  
Saint John

THE  
REGIONAL  
GROWTH  
AGENCY

[WWW.ENVISIONSAINTJOHN.COM](http://WWW.ENVISIONSAINTJOHN.COM)



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