



THE  
**SAINT JOHN**  
REGION

ALWAYS  
MOVING  
FORWARD

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

**ENVISION**  
Saint John

THE  
REGIONAL  
GROWTH  
AGENCY

**STIP** Saint John  
Industrial Parks



# 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 SUPPORTING BUSINESS 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.

Our thriving energy cluster includes hydro-electric, nuclear, 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.

## LABOUR FORCE

21.3% WORK 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 logistics infrastructure capable of shipping 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.



### INVESTMENT READY

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.

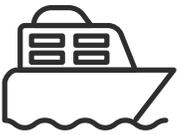
MOVE FORWARD BY INVESTING IN THE SAINT JOHN REGION



# OUR INDUSTRIAL ADVANTAGE

Our strategic location allows you to quickly serve the Americas and Europe. We have efficient supply chains and a strong time zone advantage - making it easy to service clients around the world in the same business day.

## 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 across North American 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.



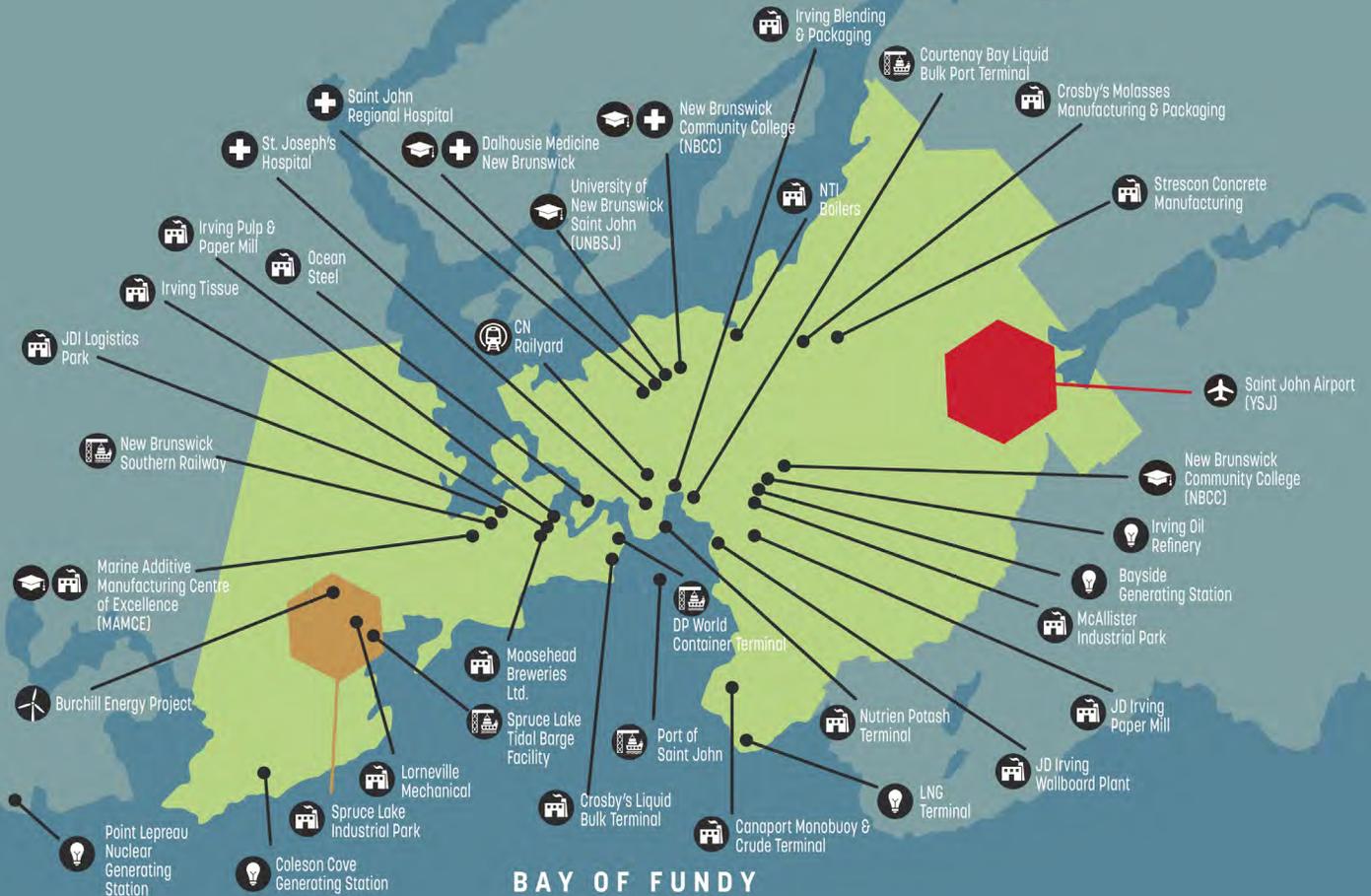
### COST COMPETITIVENESS

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**



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



**Cost-effective industrial raw water**



**Natural gas**



**Direct highway access**

## 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



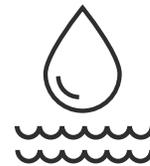
### PRIME REAL ESTATE

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.

# 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 renewable 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.



### 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.



### 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.



### 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.



### BIOGENIC CARBON SOURCES

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



### 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.

# DATA CENTRES

With an abundance of land and energy supply, the Saint John Region is the prime location for both small and large-scale data centres in Atlantic Canada, with an existing industry presence already calling the region home.

## What's Powering Our Forward Momentum



### RELIABLE & CONNECTED

The Saint John Region boasts a strong ICT foundation with a Tier III-certified data centre among a collection of centres across the city served by three available routes, including multiple high-speed fibre routes from Bell and Rogers delivering up to 3,000 Mbps for low-latency, high-bandwidth performance to support high-density AI workload.



### DIVERSE ENERGY CAPACITY

The Saint John Region offers industrial parks with natural gas service and reliable electrical grid powered by over 70% non-emitting energy (with the capability for 100%). As home to more than half of New Brunswick's generation capacity and one of only three active nuclear-certified sites in Canada, the region is also advancing plans to integrate small modular reactors into its energy mix - positioning it strongly for the energy transition.



### 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.



### LOW RISK LOCATION

Located on the world famous Bay of Fundy, the region is temperature regulated, experiencing a low frequency of extreme weather and protection from natural disasters.



### PRIME REAL ESTATE

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



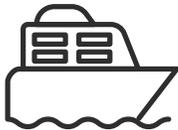
### STRONG TALENT PIPELINE

Choosing the Saint John Region means gaining access to an expansive talent pool of ICT professionals from global headquarters and post-secondary institutions.

# DEFENCE SECTOR

The Saint John Region's connectivity, industrial base, and proximity to military infrastructure make it ideally suited for companies supporting Canada's defence objectives, particularly in land-based systems, logistics, and advanced manufacturing.

## What's Powering Our Forward Momentum



### STRATEGIC PORT INFRASTRUCTURE

The Saint John Region is home to Canada's largest port by volume and fastest-growing container service, supported by extensive marine assets - from a container terminal with 6 Panamax cranes to bulk, chemical, oil and gas, and barge terminals with direct access to fabrication facilities. With Atlantic Canada's strongest rail connectivity and over \$600M in recent investments, the port is primed for growth.



### AIRSIDE DEVELOPMENT LAND

The Saint John Airport (YSJ) offers 600+ acres of greenfield land available for long term lease with proximity to key industrial infrastructure as well as close proximity to 14 Wing Greenwood, the largest air base on the East Coast of Canada. As a key hub for southwestern New Brunswick, YSJ enables rapid movement of people, equipment, and materials - ideal for time-sensitive defence programs.



### AN INDUSTRIAL CITY

A historic industrial hub, Saint John is home to Canada's largest oil refinery, pulp and paper mills, and a strong manufacturing sector producing wallboard, refined chemicals, molasses, and more. As Atlantic Canada's largest export hub and the centre of New Brunswick's energy and goods production, the region also excels in value-chain manufacturing with leading firms like Lorneville Mechanical, Bourque Industrial, Sunny Corner Enterprises, and CFM.



### DEFENCE OPERATIONS PROXIMITY

With HMCS Brunswicker, the Barrack Green Armoury, and proximity to CFB Gagetown - Canada's largest military training base - the Saint John Region is strategically positioned to meet growing defence training, supply chain, and support needs.



### AFFORDABLE REAL ESTATE

With many large serviced sites (100+ acres) and various smaller existing facilities located in proximity to key services and infrastructure, the Saint John Region is the perfect place to set up operations.

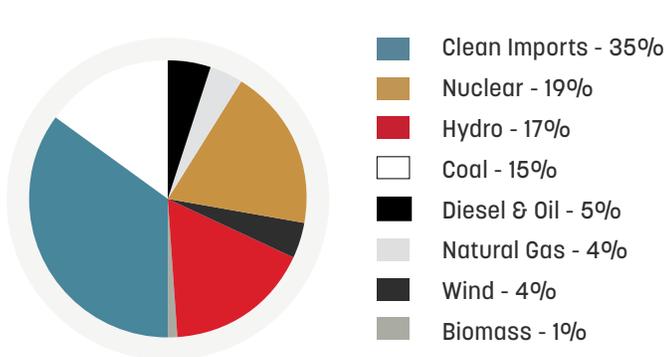


### WORKFORCE & TRAINING ASSETS

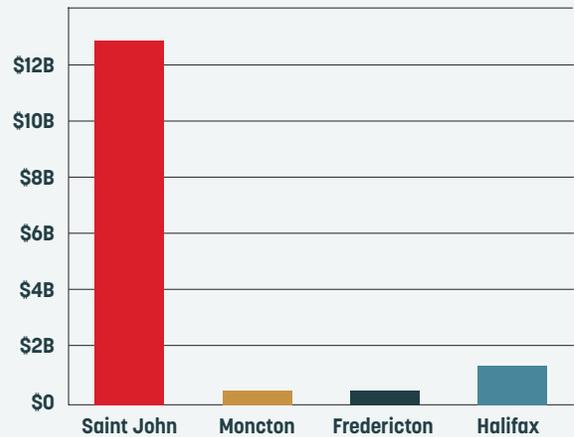
The region's major industrial sectors draw talent from across Atlantic Canada, making it a top destination for skilled, affordable labour. Backed by strong industrial experience and a growing pipeline from the University of New Brunswick (8,000+ students) and New Brunswick Community College (12,000+ students), the region's workforce is in high demand.



**ELECTRICITY SUPPLY BY SOURCE IN NEW BRUNSWICK (IN 2022)**



**MAJOR ATLANTIC CANADIAN EXPORTERS (VALUE OF EXPORT)**





# READY TO MOVE FORWARD WITH US?

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