

On the *right* track!

**WHEREVER
YOU WANT TO GO
– HOWEVER YOU
WANT TO GET THERE!**

Labour, Land and LOCATION, LOCATION, LOCATION

- *Young, educated and skilled workforce*
- *655 acres development ready/designated industrial lands*
- *All highways lead to Spruce Grove*

Shipping has never been easier!

Direct access to highways, rail and air transport

Solid, diverse industrial base

Collaborate and cooperate with different industries in close proximity

Fast internet, faster access

Faster commutes on-site, off-site and online!

ANNUAL GROWTH

4.2%
AV.

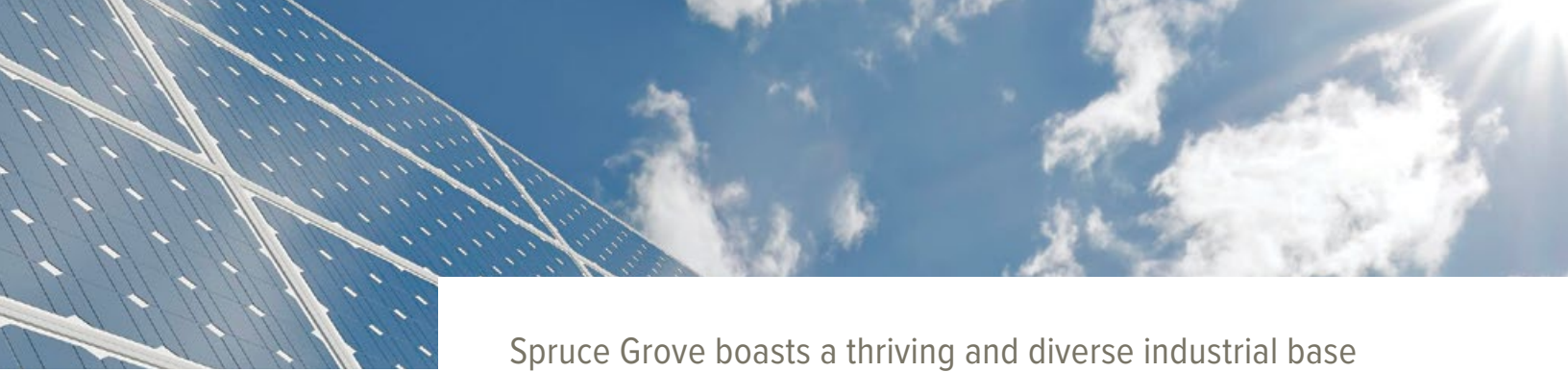
LAST 10 YEARS

POPULATION CENTRE

39,348

AND GROWING!

sprucegrove.org



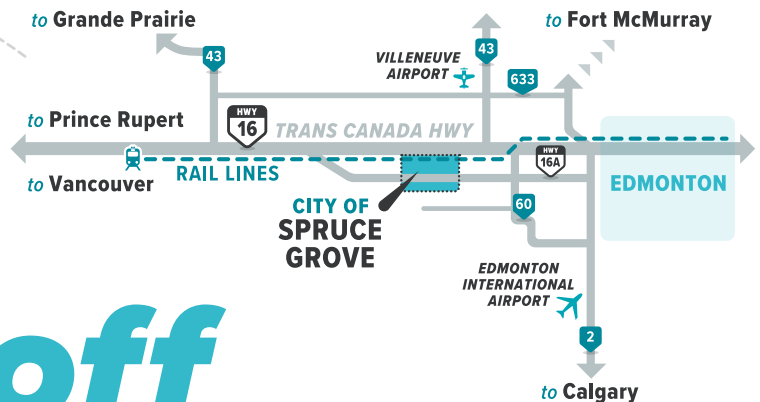
Spruce Grove boasts a thriving and diverse industrial base comprised of almost 250 businesses in our industrial area.

Spruce Grove

...En route to opportunity!

A road map for rapid growth

- » Access to high-speed, fibre-optic internet throughout the industrial area
- » A robust, skilled regional labour force
- » Close connections to roads, rail and air
- » Access to north-western Alberta and north-eastern British Columbia
- » A non-residential tax rate significantly lower than Edmonton
- » Shovel-ready industrial land development opportunities
- » An established industrial and commercial base that supports business prosperity



Cleared for takeoff

A growing city

Over the past ten years, we've attracted people from across the province, growing 4.2% annually. This makes the City of Spruce Grove one of the fastest-growing mid-sized cities in western Canada.

Through innovative business development, the City of Spruce Grove has met this fast-paced change head-on to become a prosperous, self-sustaining, full-service regional economic home to successful industrial enterprises.

As we continue to grow, we look forward to working with new businesses to expand our offerings and focus on the success of our city and the businesses we work with.

A clear route to success

Located 11 kilometre west of Edmonton, Spruce Grove is a central transportation hub. Positioned on the TransCanada Yellowhead Highway, Spruce Grove has close connections to key transportation corridors and major highways, heavy haul routes, intermodal railways, and the Edmonton International Airport.

We go the extra mile to support the industries that move here. This includes low non-residential taxes that attract and retain investment, strong partnerships with businesses, a fibre network for high-speed internet and the cultivation of an educated and highly skilled regional labour force. **That's what makes Spruce Grove the ideal place to locate your new or expanding enterprise.**

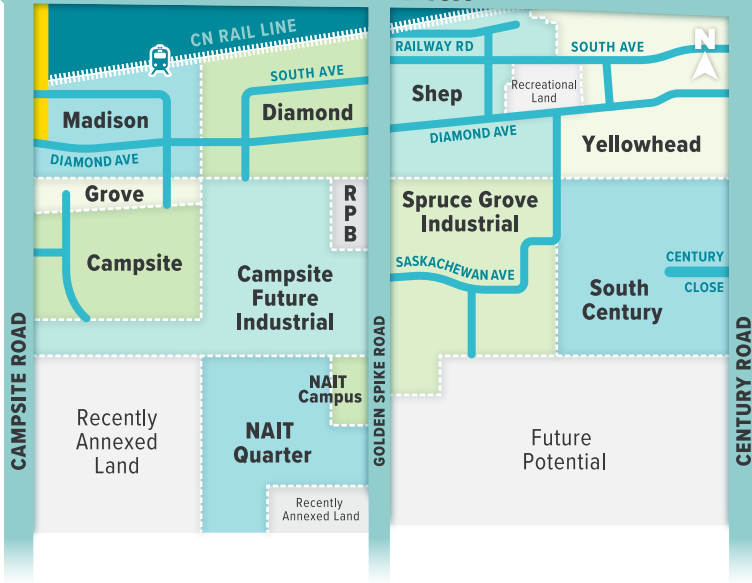
INDUSTRIAL AREA SNAPSHOT

JENNIFER HEIL WAY to HWY 16
FUTURE OVER SIZE / OVER WEIGHT CORRIDOR

Total Gross Lands In Industrial Area (acres)	+/- 1,700	Net Undeveloped Land for Sale/Lease (acres)	+/- 67
Gross Land Zoned Industrial (acres)	+/- 754	Total Building Space (est)	2.79 Million SF
Net Developed & Occupied Lands Zoned Industrial (acres)	+/- 565	Number of Industrial Businesses (est)	245
Net Developed Land for Sale/Lease (acres)	+/- 642	Estimated Number of Employees	2,277

CENTURY ROAD to HWY 16

HIGHWAY 16A



Low taxes welcome business...

Non-Residential Property Tax Comparison

	2022 Tax Rate	Tax/\$500,000
Spruce Grove	13.51	\$6,755
Edmonton	25.18	\$12,590

Warehouse Size Cost Comparison

	15,000 sq.ft. (Assumes market value of \$2.5 M)	100,000 sq.ft. (Assumes market value of \$10 M)
Spruce Grove	\$22,775	\$135,100
Edmonton	\$62,950	\$251,800

Low land costs support growth...

Serviced Industrial Land Cost/Acre

Spruce Grove	\$400-450 K
Acheson	\$450-650 K
Leduc/Nisku	\$450-650 K
Northeast Edmonton	\$525-650 K
Northwest Edmonton	\$625-750 K
South/Southeast Edmonton	\$650-800 K
Sherwood Park	\$650-750 K

Figures reflect information reported in the [Avison Young 2022 Q1 report](#) and Spruce Grove developer listings.



The Keys to the city

Spruce Grove boasts a thriving and diverse industrial base comprised of almost 250 businesses in our industrial area. Together they create a solid foundation, building synergy across industries, and making business easier from fabrication to getting a product to market.



Energy Sector *Services & Supply*

Why Energy Sector companies choose to locate here:

- Proximity and access to industry sites
- Access to skilled tradespeople & industry professionals
- Industrial foundation needed to excel

With significant oil sands, oilfield and power plant activity occurring west, north and northwest of Edmonton, Spruce Grove offers opportunities to supply and service local energy sector companies in a wide range of specialties. There are a number of companies in the construction, transportation, and manufacturing industries that experience significant crossover and attribute much of their business and employment in the energy sector. An emerging cluster of pipeline companies related to the oil and gas industry are choosing to operate in Spruce Grove.



A selection of local businesses tied to the Energy sector:

- » Midwest Pipelines
- » Transcanada (TC) Energy
- » Rozen Steelworks
- » C & L Pipelines
- » Innovator Industries Services Inc.
- » Cross Country Canada Supplies & Rentals
- » Schlumberger (Mi Swaco)
- » WPI Canada Inc.
- » Leader Coatings
- » Filterboxx Inc.
- » All Peace Petroleum
- » Centurion Energy Services



Key Industrial Sectors:

Transportation & Logistics

Why Transportation & Logistics companies choose to locate here:

- Proximity to industry
- Direct access to major highways, airports and rail
- Dedicated oversize/overweight corridor

With a growing industrial population in and around the area, and close connection to diverse transportation methods, Spruce Grove has a growing transportation industry. Easy connections to major highways, rail, and air offer direct routes to customers and rapid response access to the growing system of pipelines throughout Western Canada. With almost unparalleled access to transportation routes, this sector has experienced consistent growth over the past decades, with a number of new, transportation-related companies choosing to operate in Spruce Grove.

A selection of local businesses tied to Transportation & Logistics:

- » Noranco Transport
- » Matrix Heavy Haul
- » Bke Transport
- » Preferred Carriers
- » Extreme Hauling
- » Bowline Logistics
- » Calnash Trucking
- » Silverstone Contracting
- » RDE Transport
- » Canada Post Distribution Centre

Engineering, Procurement *and Construction (EPC)*

Why Energy Sector companies choose to locate here:

- Proximity to projects
- Low cost of land
- Access to a regional workforce with a high percentage of skilled tradespeople

Spruce Grove's strong economy and constant development, along with its proximity to large projects in and around the Edmonton Metropolitan Region, give EPC businesses access to both business opportunities and the large pool of talent they need to succeed. Many local EPC businesses, including those that offer heavy equipment procurement, work in conjunction with a growing energy sector that supports a broad array of EPC activity. This, combined with low land costs and low taxes give EPC businesses the ability to expand to accommodate the large storage facilities needed in this sector.

Agri-food *Processing*

Why agri-food businesses choose to locate here:

- Regional strength in agriculture and agri-food
- Qualified workforce
- Low start-up costs

Due to the regional strength of agriculture (both diversified crops and livestock), a qualified and accessible workforce, lower start-up costs and an established base of major processors in and around the region Spruce Grove agri-food businesses are well positioned for growth in value-added agriculture and processed food products. Currently, our agri-food processing businesses help meet the growing global demand for consumer-oriented, value-added products, including functional foods and food ingredients, along with industrial and other non-food uses. There is also significant opportunity for local agri-food businesses to meet the growth in meat products, grain and oilseed milling and diversification opportunities through expansion into niche markets, new processes and broadening customer bases.

A selection of local businesses *tied to the EPC Industry:*

- » Thompson Construction Group
- » Alberta Precast
- » Xcalibre Crane & Rigging
- » Remcan Projects Ltd.
- » RPB Industries
- » Horizontal Technology Inc.
- » Ryfan Electric
- » Metcrete Services
- » Envoy Rentals
- » R & D Management
- » JMD Ventures
- » Yellow Iron Worx Ltd.
- » Heavy Metal Equipment Rentals
- » Pipetech Rentals

Top local businesses *tied to the Agri-Food Industry:*

- » Cargill Protein
- » Alberta Honey Producers (Beemaid)
- » Sandyview Farms
- » Raven Wolf Brewing Company
- » Country Stone Distillery



Industrial *Fabrication*

Why fabrication businesses choose to locate here:

- Proximity to major industry (i.e. Oil & Gas)
- Lower site and operating costs
- Access to high-speed internet

Our deep pool of skilled labour, combined with lower site and operating costs give Spruce Grove's fabrication sector a strong foundation to build on. Local dedicated oversized and heavy haul routes and our proximity to local and regional markets give local fabrication businesses room to grow and take advantage of the ongoing strength in industrial manufacturing and the demand for fabricated metal products in both northwestern Alberta and northeastern British Columbia. Maintenance and servicing requirements of power plants in the Edmonton Metropolitan Region, pipeline planning, designing, construction and maintenance also offer ongoing opportunities for Spruce Grove businesses.

A selection of local businesses tied to Industrial Fabrication:

- » Camtran
- » Rozen Steelworks
- » Schlumberger (Mi Swaco)
- » Stinger Fabrication
- » Sandhills Manufacturing Ltd.
- » Lea-Der Coatings
- » Surplec Inc.
- » Grove Lumber & Manufacturing

Connect *to the World*

Today, a good internet connection is as important to businesses as brick-and-mortar infrastructure. To make sure the companies that choose to work here are positioned to compete on a global scale, we've upgraded all industrial parks to surpass the global standard. In partnership with Telus, we've brought high-speed, fibre-optic internet to the node for all industrial sites.



All highways lead to Spruce Grove

Spruce Grove sits at the heart of Alberta, connected by main highways, airport and rail to oil fields in the North and large population centres in Southern Alberta and British Columbia, positioning our industrial sector for success.

Spruce Grove's strategic location, location, location

Spruce Grove is not only uniquely situated at the heart of Western Canada, it is tied to B.C. and Southern Alberta via a variety of routes through major centres and beyond.

- A future, dedicated oversize corridor north on Jennifer Heil Way to Yellowhead will make it easier for manufacturers and fabricators to get any product, no matter how big, to market.
- The Yellowhead Highway – the northern Trans-Canada highway – offers direct access to major resource development areas.
- Canamex Highway – a key North American trade corridor – links the Edmonton region to the U.S. and Mexico, opening up diverse markets.
- Anthony Henday Drive – Edmonton's "ring road" – allows easy access to Highway 2 and the Edmonton Metropolitan Region.

Access to diverse transport methods

From land to air, Spruce Grove industrial site offers quick access to move products and people, no matter their transportation needs.

- Quick access to both CN and CP railways and their expanding rail yards. These two Class-1 transcontinental railways and their subsidiaries provide industry with intermodal links to Canada's East and West coasts, major US markets on the Gulf coast, the Mid West and the Northeast and Asia export markets.
- Highway 60 provides a quick, direct route skirting around the city to Edmonton International Airport (YEG) – a full-service cargo airport capable of accommodating the largest cargo aircraft in the world.
- Nearby Highway 44 leads directly to Villeneuve Regional Airport – used by private and corporate aircraft.

We've got people potential

We excel because our people excel

By combining a livable, small-town experience, a positive business environment and proximity to training opportunities, Spruce Grove has attracted and fostered an exceptional, regional workforce looking for opportunities to work close to home. This large pool of talent provides businesses with the people they need now and into the future.

Advancing local skills

The Northern Alberta Institute of Technology (NAIT) Spruce Grove Campus features a 133-acre campus and 12,000-square-foot world-class facility located next to Spruce Grove Industrial Park, and future phases of Campsite Business Park, smack dab in the centre of future industry! The expansion of local post-secondary training serves as a valuable asset for existing and future businesses, offering access to the skilled local workers employers need.

Meeting transit demands

With local public transit and on-demand transit that reaches into our industrial area, we make it easy for employees to commute.





A young, educated and highly skilled workforce on your doorstep.

Please visit us online at: sprucegrove.org

Develop *your potential*

Spruce Grove is dedicated to developing room for new opportunities to grow across industries. With both city and private investment pushing forward, there is always new space to make your own.

Prime industrial land available

When you're ready to make your move, so are we. Spruce Grove maintains an inventory of shovel-ready industrial lands for immediate development. Whatever you need, we can work with you to create a space for your business.

- Serviced lots available from 1.5 acres up to 10 acres
- Larger lots also available
- Build to suit and lease to own opportunities

Services that shine

Spruce Grove provides water and waste management services. The combined 2022 rate is \$6.331 per cubic metre based on volume. Utility costs are competitive with the Edmonton region. Industrial customers can choose from four providers of natural gas and electricity. High standard, fully integrated emergency services in Spruce Grove include fire, ambulance, medical and police.

Spruce Grove's industrial environment

The city's ability to maintain a robust, diversified, competitive and sustainable economy, coupled with a highly educated and trained regional workforce, has created an environment where top-tier workers are abundant. This has also resulted in a low vacancy rate throughout our industrial area.



FOR MORE INFORMATION:

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