

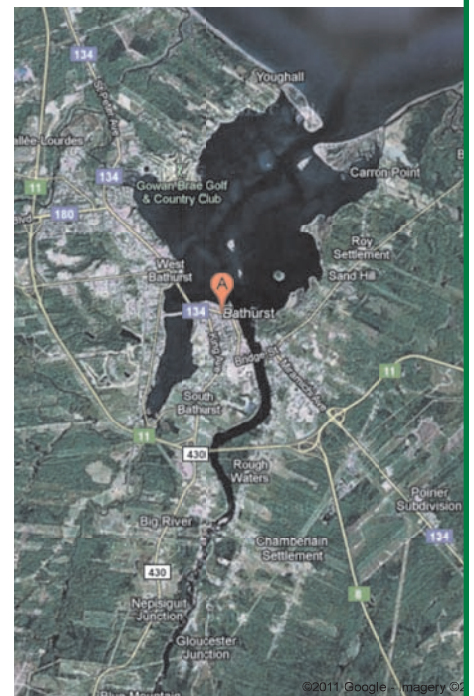


# New Brunswick North Industrial Park

Bathurst, New Brunswick • Canada

## EXCLUSIVE PARK BENEFITS

- ❖ **Located in the Bathurst Downtown Area**
  - Access to Local Facilities and Airport
  - New Economy in the Forming (mining industry reborn)
- ❖ **Reasonable Lease Rates and Land Acquisition Possibilities**
  - Competitive to Markets in or Near Montreal and Quebec City
  - Possible Partnership with Site Owner
- ❖ **Reusable Site Infrastructures**
  - Wastewater Aeration System Capable of 250,000 Cubic Meters of Water Flow Per Day
  - Administrative Building at Approximately 19,200 Square Feet
- ❖ **Feedstock & Resource Availability**
  - Residual Wood & Forest Products
  - Local Manufacturing of Industrial Chemicals
- ❖ **Access to Major New Brunswick Roadways and Port**
  - Routes 2, 8, 11 and 17
  - World-class Port of Belledune Accessible to Atlantic Waterways
- ❖ **Synergy Potential with Neighboring Tenants**
  - Bathurst Industrial Park within 3 Kilometers
- ❖ **Access to Federal, Provincial, Regional and Local Incentives for New Industries in the Park**
  - \$50 Million Northern Economic Development Fund
  - \$100 Million Northern New Brunswick Infrastructure Fund
  - Enterprise Chaleur Aiding in the Creation of 2,700 Permanent Jobs
  - Provincial Tax Credits Available (please consult local authorities)
  - Planning for 2011/2012 is \$170 M for enterprise development, \$100 M for community development, \$36 M for internal services and \$11 M for policy, advocacy and coordination
- ❖ **Availability of Highly-Skilled Workforce**
  - \$4 Million Invested into Continuous Skilled Learning
  - Expertise in Modular, Metal, Wood Products and Marine Fabrication



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