

All highways lead *to Spruce Grove!*

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

TRADE AREA

170K

POPULATION

POPULATION

40,000

ESTIMATED & GROWING!

Labour, Land and LOW LOW LOW Taxes!

- *Young, educated and skilled* workforce
- **400 acres** industrial-zoned/designated land for sale
- *Low non-residential* tax rate

Solid, diverse industrial base

Collaborate with different industries in close proximity

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Fast internet, faster access

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

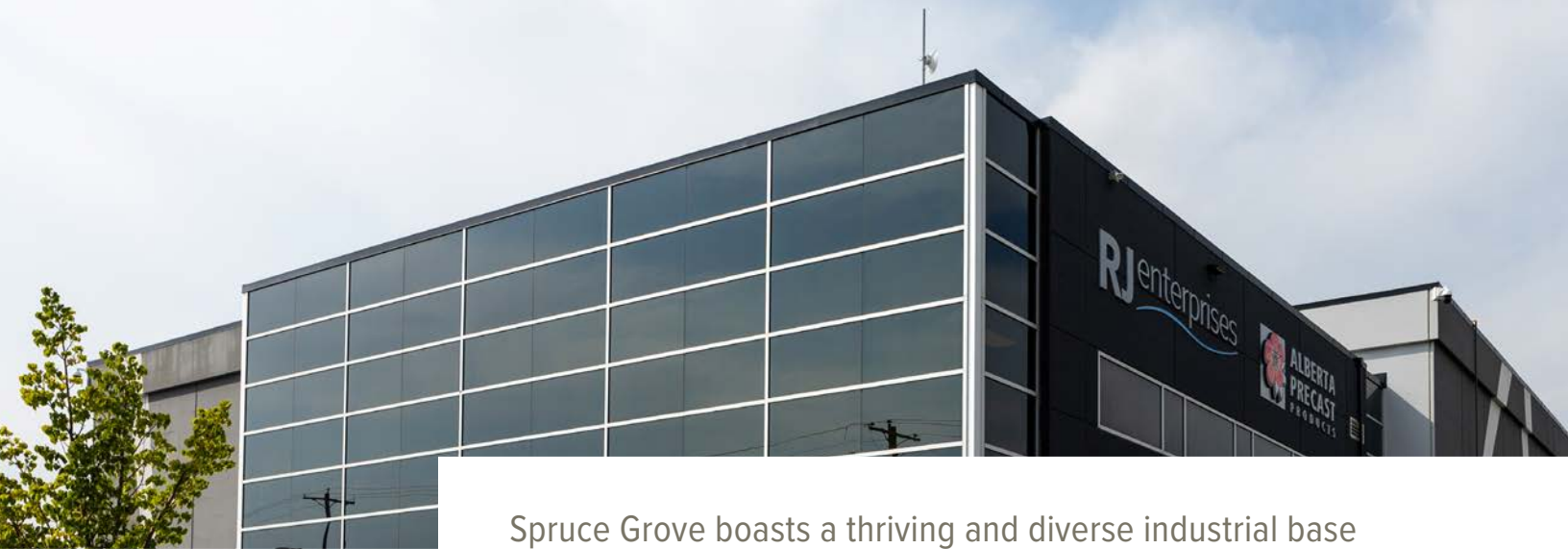
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Shipping has never been easier!

Direct access to highways, rail and air transport

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

Spruce Grove

...Cleared for takeoff!

A road map for rapid growth

- » 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



A clear route to success

Located 11 km west of Edmonton on the TransCanada Yellowhead Highway 16, Spruce Grove is a central transportation hub with close connections to major highways, heavy haul routes, intermodal railways, and the Edmonton International Airport.

A growing city

Over the past ten years, we've grown 3.4% annually. Now at almost 40,000 people, the City of Spruce Grove continues to be one of the fastest-growing cities in western Canada.

Through innovative business development, Spruce Grove has become a prosperous, self-sustaining, regional economic hub servicing a trade area population of 170,000.

The Keys to the city

Spruce Grove boasts a diverse industrial base with 250 businesses that employ 2,500 people. This is complemented by the Acheson Industrial Area on our eastern boundary. Together they create synergy across industries and streamline operations from fabrication to market.



Low taxes welcome business...

Non-Residential Property Tax Comparison

	2024 Tax Rate	Tax/\$500,000
Spruce Grove	14.11	\$7,055
Edmonton	26.46	\$13,230

Services that shine

Spruce Grove's 2024 water/wastewater rate is \$7.22 per cubic meter. Industrial businesses have four natural gas and power providers to choose from. Emergency services include fire, ambulance, medical, and police. High speed fibre-optic internet connectivity available to all!

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.

- Fully serviced lots from 2 to 10 acres
- Larger lots (50+ acres) also available
- Build to suit and lease-to-own opportunities

DID YOU KNOW?

On Demand Local Transit – over 70 bus stops in the Industrial Area

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	\$35,275	\$141,100
Edmonton	\$66,150	\$264,600

Estimates only – properties may be subject to additional taxes.

Low land costs support growth...

Serviced Industrial Land Cost/Acre

Spruce Grove	\$400–425 K
Acheson	\$450–700 K
Leduc/Nisku	\$450–550 K
Northeast Edmonton	\$550–700 K
Northwest Edmonton	\$650–850 K
South/Southeast Edmonton	\$675–850 K
Sherwood Park	\$650–750 K

Figures reflect information reported in the **Avison Young 2024 Q1** report and Spruce Grove developer listings.

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 energy-related activity in central Alberta, Spruce Grove offers opportunities to supply and service energy sector companies across specialties. The construction, transportation, and manufacturing industries experience significant crossover and can attribute much of their business and employment to the energy sector.

A few Spruce Grove businesses tied to the **energy sector**:

- » MIDWEST PIPELINES
- » TC ENERGY
- » INNOVATOR INDUSTRIAL SERVICES
- » CROSS COUNTRY CANADA SUPPLIES & RENTALS
- » SCHLUMBERGER (MI SWACO)
- » WPI CANADA INC.
- » LEA-DER COATINGS
- » ALL PEACE PETROLEUM
- » SURERUS MURPHY JOINT VENTURE



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 and excellent transportation links, Spruce Grove's transportation industry has all the ingredients for success. Easy access to major highways, rail, airports, and a network of pipelines across Western Canada, offers unparalleled connectivity. This has driven consistent growth in the sector, attracting new transportation-related companies to Spruce Grove.

A few Spruce Grove businesses tied to the **transportation sector**:

- » MATRIX HEAVY HAUL
- » BKE TRANSPORTATION SERVICES
- » EXTREME HAULING
- » BOWLINE LOGISTICS
- » CALNASH TRUCKING
- » RDE TRANSPORT

Engineering, Procurement *and Construction (EPC)*

Why EPC businesses choose to locate here:

- Proximity to projects
- Low cost of land
- Regional workforce of skilled tradespeople

Spruce Grove's strong economy, industrial growth, and proximity to major projects give EPC businesses access to the opportunities and pool of talent needed to succeed. Many industries, from oil & gas to transportation, call Spruce Grove home, creating consistent demand for EPC services.

Agri-food *Processing*

Why Agri-food businesses choose to locate here:

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

Spruce Grove agri-food businesses are well-positioned for growth due to strong regional agriculture, a qualified workforce, lower start-up costs and an established base of major processors. Our agri-food processing businesses meet global demand for value-added products, including functional foods and industrial uses. Significant opportunities exist for local businesses in meat products, grain and oilseed milling, niche markets, new processes, and expanding customer bases.

A few Spruce Grove businesses *tied to the EPC sector:*

- » THOMPSON CONSTRUCTION GROUP
- » ALBERTA PRECAST
- » XCALIBRE CRANE & RIGGING
- » REMCAN PROJECTS LP
- » RPB INDUSTRIES
- » RYFAN
- » YELLOW IRON WORX LTD.
- » HEAVY METAL EQUIPMENT & RENTALS
- » AXIS TORQUE LTD.
- » WESTOWER COMMUNICATIONS

Businesses *tied to the* agri-Food industry:

- » CARGILL PROTEIN
- » ALBERTA HONEY PRODUCERS
(BEE MAID HONEY)
- » SANDYVIEW FARMS
- » RAVENWOLF BREWING CO.



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

Spruce Grove's fabrication sector has a strong foundation, with a skilled labour pool and lower site and operating costs. Proximity to local and regional markets supports growth, leveraging demand for fabricated metal products in northwestern Alberta and northeastern British Columbia. Growth opportunities are bolstered by the maintenance and servicing requirements of power plants in the Edmonton Metropolitan Region, as well as pipeline planning, designing, construction, and maintenance.

A few Spruce Grove businesses tied to industrial fabrication:

- » CAM TRAN
- » SCHLUMBERGER (MI SWACO)
- » STINGER FABRICATION & WELDING
- » 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.





SPRUCE GROVE

YOUR INDUSTRIAL OASIS

Explore Boundless Opportunity in Spruce Grove's Industrial Parks

50%

TAX RATE

Non-residential tax rate nearly **half** of Edmonton

MEDIAN AGE OF 36

Young workforce population

POPULATION GROWTH

Population of 40,000 with average annual population growth rate of **3.4%**

FIBRE-OPTIC CONNECTIVITY

City-wide high-speed **fibre-optic** internet

SPRUCE GROVE ECONOMIC & BUSINESS DEVELOPMENT

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@InvestSpruceGrove

@SpruceGrove_EcD



JOIN THE VIBRANT INDUSTRIAL COMMUNITY IN **SPRUCE GROVE!**

JENNIFER HEIL WAY



JENNIFER HEIL WAY

Spruce Grove's High-Load Corridor

CN RAIL
CN intermodal yard on the west side of Edmonton **22 Kilometers** from city



TRANSCANADA YELLOWHEAD HIGHWAY 16

HWY 16



LARGE REGION AND TRADE AREA

Trade area population of **170,000** and Regional population of **1.5 Million**



EXCELLENT SCHOOLS

PUBLIC TRANSIT

Commuter service to & from Edmonton and on-demand service throughout Spruce Grove with **70+** stops in the industrial area



CONVENIENT ACCESS

to Edmonton International Airport, Highway 60, & Anthony Henday Ring Road



1500+ BUSINESSES

250+ Companies employ **2200** people in our industrial sectors alone

HWY 16a

HIGHWAY 16A

CAMP SITE ROAD



Melcor's CAMPSITE INDUSTRIAL PARK

50+ acre sites for larger developments

SOUTH CENTURY INDUSTRIAL PARK

City-owned **18-acre** industrial park



NEW!

CENTURY ROAD



Please visit us at: investsprucegrove.ca

En route *to opportunity!*

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

Spruce Grove's strategic location, location, location

- A dedicated oversize corridor connecting you to the TransCanada Yellowhead Highway 16, which provides direct access to major resource development areas.
- Canamex Highway links the Edmonton region to the U.S. and Mexico.
- Anthony Henday Drive – Edmonton's "ring road" – allows easy access to Highway 2 and the Edmonton Metropolitan Region.

Access to diverse transport methods

- Close to CN and CP intermodal yards that link to Canada's east and west coasts and major export markets.
- Highway 60 skirts Edmonton for easy access to YEG International Airport.
- Nearby Highway 44 leads to Villeneuve Regional Airport – used by corporate aircraft.

People *potential*

By combining a high quality of life, a positive business environment and access to education opportunities, Spruce Grove has attracted and fostered an exceptional 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 133-acre Northern Alberta Institute of Technology (NAIT) Spruce Grove Campus is home to their 12,000-square-foot Crane & Hoisting Equipment Operator facility that provides hands-on learning. NAIT's Corporate & Continuing Education division offers on-site and virtual custom training for private industry.

Located next to Spruce Grove Industrial Park, and future phases of Campsite Industrial Park, the campus is smack dab in the centre of growing industry!



FOR MORE INFORMATION:

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