

FINDING SUCCESS

INVEST**SPRUCE**GROVE.CA

SPOTLIGHT ON SUCCESS:

BEHIND THE SCENES WITH 18 INDUSTRIAL BUSINESSES THRIVING IN SPRUCE GROVE

PRESENTED BY

**SPRUCE GROVE ECONOMIC
& BUSINESS DEVELOPMENT**

Learn about the many advantages to doing
business in Spruce Grove page 5-7

**“A COMPETITIVE HUB FOR TALENT
& INDUSTRY” PAGE 25**

Read “A Competitive Edge in Tax Savings for
Businesses” on page 52

JOIN OUR VIBRANT

INDUSTRIAL COMMUNITY



**SPRUCE GROVE ECONOMIC
& BUSINESS DEVELOPMENT**

Invest@sprucegrove.org

  @InvestSpruceGrove



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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 39

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



SCAN ME

SPRUCE GROVE ECONOMIC & BUSINESS DEVELOPMENT

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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



SOUTH CENTURY INDUSTRIAL PARK
City-owned **18-acre** industrial park

Melcor's **CAMP SITE INDUSTRIAL PARK**
100+ acres of industrial land for development



NEW!

CENTURY ROAD

Spruce Grove

YOUR INDUSTRIAL HUB

Spruce Grove is quickly becoming one of Alberta's most attractive destinations for industrial development. With its strategic location, competitive costs, and infrastructure built for business, the city offers a compelling case for companies looking to establish or expand their operations. While many municipalities boast about growth, few can match the combination of affordability, connectivity, and industry-focused support that Spruce Grove delivers.

At the heart of its appeal is accessibility. Positioned along the Trans-Canada Yellowhead Highway, the city directly routes key markets in Western Canada and the U.S. With a dedicated highload corridor connecting to the TransCanada Yellowhead Highway, Spruce Grove is built to handle oversized and overweight loads—an essential advantage for industries in energy services, manufacturing, and construction. A high-speed fibre optic network throughout the industrial area reinforces business connectivity. Adding to this advantage is the city's on-demand transit system, ensuring workforce mobility across industrial sites and easy access to commuter routes linking Spruce Grove to Edmonton and Acheson.

Beyond its transportation network, Spruce Grove offers industrial land that is both shovel-ready and cost-effective. Land prices are notably lower than those in neighboring municipalities, while property taxes sit at nearly half the rate of Edmonton, allowing businesses to stretch their budgets further. This affordability has drawn an impressive range of companies, from national and international brands to homegrown success stories. Industry leaders

such as SLB (Schlumberger), Cargill Protein, Bee Maid Honey, Cross Country Canada Supplies & Rentals, Cam Tran Co. Ltd., and Thompson Construction have all recognized the city's potential, joining a network of more than 250 industrial businesses employing over 2,200 people.

For businesses seeking room to grow, Spruce Grove has no shortage of space. The city-owned South Century Industrial Park offers ready-to-develop land, while Melcor's Campsite Industrial Park provides flexible lot sizes including possible configurations spanning 50 acres or more. These spaces are designed to accommodate businesses of all sizes, from those launching new operations to those scaling up existing ones.

Spruce Grove's growth is not just a future aspiration—it's happening now. The city has consistently ranked among Alberta's fastest-growing urban centers, serving a trade area of over 170,000 people and operating within the 1.5 million-strong Greater Edmonton Region. With an annual growth rate nearing three percent and a young, skilled workforce eager for opportunities closer to home, the city is positioned to be a long-term industrial destination.

For businesses looking to expand, relocate, or break into Alberta's industrial landscape, Spruce Grove presents an opportunity that is both strategic and cost-effective. As companies continue to seek locations that offer the right mix of affordability, accessibility, and industry support, more and more are choosing Spruce Grove—not just as a place to do business, but as a place to thrive.

Why Spruce Grove?

Spruce Grove is the service and supply destination for a trade area population of 170,000. The City is an integral part of the Greater Edmonton Metropolitan Region, boasting a population of 1.5 million



FULLY-SERVICED LAND
Shovel-ready, fully serviced industrial land



SKILLED LABOUR FORCE
Local skilled labour force looking to work closer to home



STRATEGIC LOCATION
Strategic location provides ease of access to north-western Alberta & northeastern British Columbia



TRANSPORTATION
Close connections to roads, rail, & air



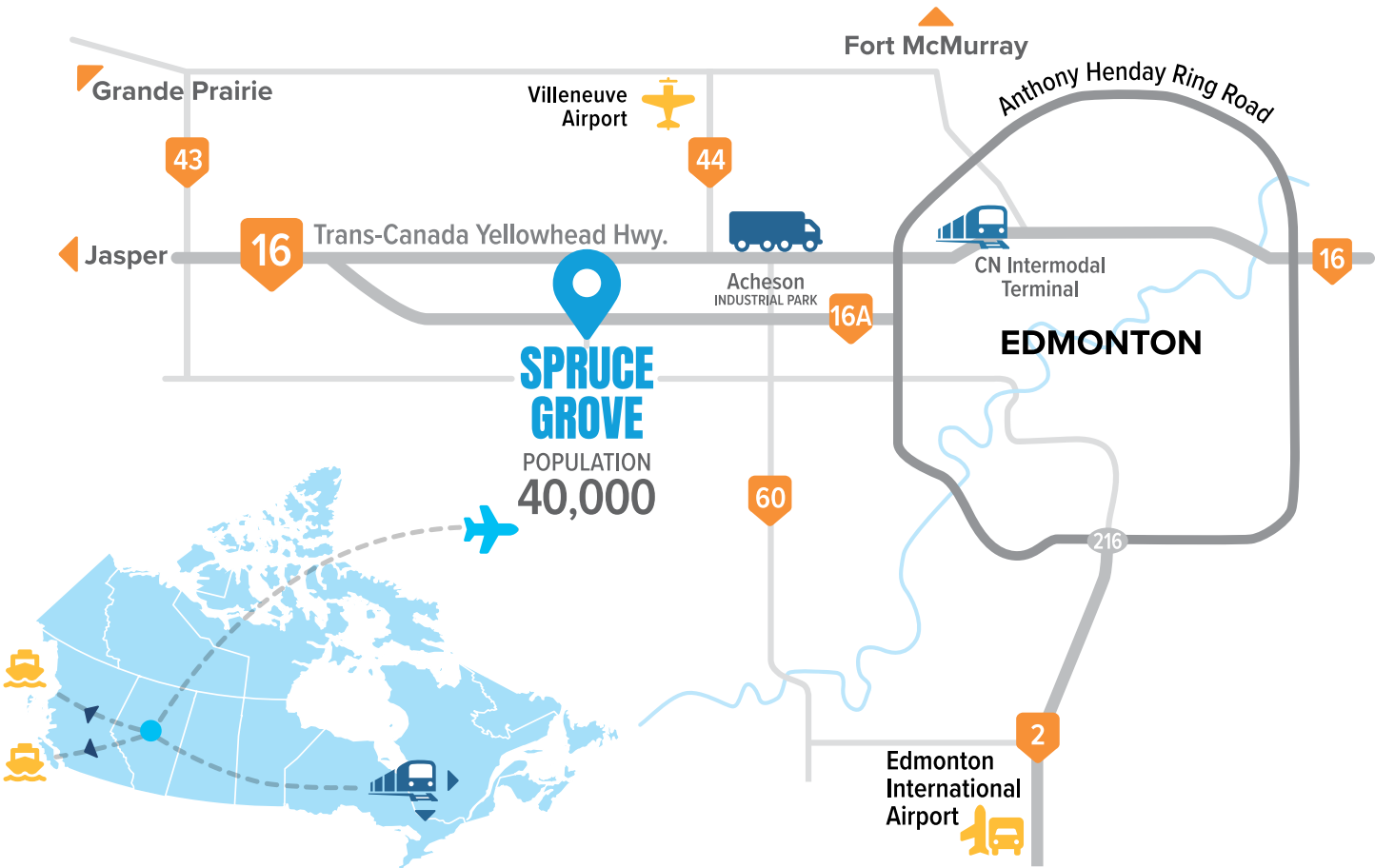
LOW TAX RATE
A non-residential tax rate significantly lower than Edmonton



HIGH-VISIBILITY
High-visibility commercial development opportunities



FIBRE-OPTIC INTERNET
Community-wide access to high speed fibre-optic internet including the industrial area



Spruce Grove is the place to achieve true success

THE PLACE WHERE BUSINESS HAS NO LIMITS

Spruce Grove is the service and supply destination for a trade area population of over 170,000. The City is an integral part of the Greater Edmonton Metropolitan Region, boasting a population of 1.5 million.

The industrial and commercial businesses in Spruce Grove are vital to the region's economic and social success, and the valuable products and services they provide are just the beginning. Innovation at its finest is found here, evident among the innovative business models, technology, partnerships and quality assurance. Forward-thinking entrepreneurs in Spruce Grove are making major strides in the worlds of manufacturing, production, construction, engineering and technology.

It is their expertise and commitment that bring new ideas to the forefront of change and fuel the local economy by promising local jobs and promoting diversification that will ensure sustainability in the long-term. Their dedicated involvement in the community and contributions support municipal services, such as policing, recreation, and emergency and social services. Companies benefit from a local workforce, access to municipal services and a urban amenities that support families in enjoying a quality lifestyle. These local businesses are a source of pride in Spruce Grove – they firmly establish that here, in our City, success has no limits.





thompsoncg.ca

THOMPSON CONSTRUCTION GROUP



LOCATION
411 South Avenue



REACH
Western Canada; Spruce Grove, Calgary, Fort McMurray, and Prince George, British Columbia



YEARS IN SPRUCE GROVE
Laid down roots in Spruce Grove in 1984



NUMBER OF EMPLOYEES
During peak season, Thompson employs more than 1400 people



PRODUCT OR SERVICE
Heavy civil earth moving, highway, mining, and plant site construction



FACILITY SIZE
30,000 square foot head office and a 40,000 square foot shop on two acres



“Spruce Grove provides access to a highly skilled workforce, fosters strong community partnerships, and offers a strategically advantageous location from which to serve our clients throughout Western Canada.

CHRIS MENDEZ, VICE PRESIDENT
Thompson Construction Group

CONTRACTOR OF THE YEAR Award of Excellence 2023 awarded from B.C. Transportation

Co-founded Thompson Infinity LP, an Aboriginal Contracting company mandated to secure contracts in the Oil & Gas industry

FLEET OF OVER 1,150 pieces of heavy equipment and support vehicles

SECTORS



ENGINEERING, PROCUREMENT, & CONSTRUCTION

Thompson Construction has been a cornerstone of Spruce Grove’s business community for over half a century, building its reputation for delivering reliable heavy civil construction services. Specializing in earthworks, infrastructure development, and project management, Thompson sets itself apart with its adaptability and commitment to quality. Known for taking on complex projects with tight timelines, the company excels by integrating innovative techniques and a hands-on management style, ensuring every detail is executed to the highest standard.

What differentiates Thompson Construction is its dedication to the Spruce Grove community. Over the decades, the company has actively supported local teams, schools, and charities through sponsorships, donations, and participation in community events. This reflects their belief in contributing to the well-being of the city they call home.

Spruce Grove’s strong workforce, strategic location, and welcoming business environment provide Thompson Construction with unmatched access to major transportation routes and a skilled labor pool, forming a solid foundation for its success and growth.

“The individuals here demonstrate a strong work ethic and a genuine commitment to being active members of the community” says Vice President Chris Mendez. For this long-standing business, Spruce Grove is more than a base of operations—it’s where they’ve grown, thrived, and continue to build for the future.





tcenergy.com

TC ENERGY

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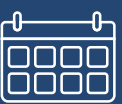
LOCATION

425 Diamond Avenue
61 Mica Link



REACH

International (North America)



YEARS IN SPRUCE GROVE

In Spruce Grove since 1981



NUMBER OF EMPLOYEES

3500 in Canada; 7000 in total



PRODUCT OR SERVICE

Energy Infrastructure



FACILITY SIZE

192,000 total sq. ft. of
operating space

TC Energy's assets include
10 POWER-GENERATION
facilities with a total capacity
of **4,600 MW**, enough to
power **4+ MILLION** homes

TC energy engages in
alternative energy
production, such as
NUCLEAR, SOLAR and most
recently **HYDRO**

TC ENERGY, formerly
TRANSCANADA Pipelines,
rebranded in 2019 to reflect
its broader scope

SECTORS



INDUSTRIAL
FABRICATION



ENERGY SECTOR
SERVICE & SUPPLY



"[We] chose Spruce Grove because there was room to grow...it's a lot cheaper here...the community was embracing, the community was supportive. We had Mayor Council and economic development come and do a walk through last year. Very supportive, 'How can we help?' kind of attitude."

MICHELLE DIDUCH
COMMUNITY RELATIONS LIAISON
(NORTHERN ALBERTA)
TC Energy



TC Energy, with over 70 years in the energy infrastructure industry, has had a presence in Spruce Grove since 1981. In 2022, they expanded their facilities by acquiring an additional 47,000-square-foot space at 61 Mica Link, which was further bolstered in 2023 with nearly 100,000 square feet of new space at their Diamond Avenue location. This expansion enabled TC Energy to relocate its NOVA Gas Transmission Ltd. (NGTL) Northern Alberta Operations team from Edmonton to Spruce Grove, underscoring the city's strategic advantages. Spruce Grove's central location, ample room for expansion, lower operational costs, and supportive local government make it an ideal hub for TC Energy's operations.

The Spruce Grove site is now a critical distribution hub, supplying essential materials and components for projects across Western Canada. TC Energy has

expanded across North America, operating pipelines and energy generation projects in Canada, the United States, and Mexico. Their dedication to safety and sustainability is reflected in rigorous pipeline monitoring and environmental standards.

Committed to community support, TC Energy aligns with Spruce Grove's values through its core pillars: safety, environment, education, and resilient communities. This includes supporting local first responders, environmental initiatives, Science, Technology, Engineering, and Mathematics (STEM) education, and events such as Light Up Central Park celebration. TC Energy remains focused on safe, reliable energy while continuing to invest in Spruce Grove's growth and development.



albertaprecast.com

ALBERTA PRECAST



LOCATION

25 Commerce Road South



REACH

Western Canada



YEARS IN SPRUCE GROVE

Founded in Spruce Grove in 2018



NUMBER OF EMPLOYEES

37 Employees



PRODUCT OR SERVICE

Concrete precast products such as firewalls, elevator shafts, solid or insulated sandwich wall panels, and specialty concrete



FACILITY SIZE

85,000 ft. sq. facility



“We have what we need here, and we know that the quality and future of our business depends on the quality and vision of the people we employ. Retaining long-term employees is key. It’s difficult to do, but we’ve done it in Spruce Grove.”

JACK SEGUIN, OWNER
Alberta Precast

Since launching in June 2018, Alberta Precast has brought entrepreneurial energy to Spruce Grove. After acquiring an 85,000 sq. ft. facility, the team set out to deliver top-tier precast concrete products—engineered for strength and designed for life.

Their fully automated, climate-controlled plant ensures precise, high-quality concrete every time. Products arrive on site ready for installation, with rigorous strength and quality tests completed before leaving the facility—something traditional on-site casting can’t offer.

From solid or insulated sandwich wall panels to firewalls, elevator shafts, and specialty items, all products are custom-built to suit industrial, commercial, residential, institutional, and agricultural needs.

“Our process allows year-round production and consistent testing before anything ships,” says Jack Seguin, owner of Alberta Precast.

Function meets form, too. Clients can choose decorative finishes—painted steel, wood or stone textures, even brick inlays—what the team playfully calls “the lipstick.”

Alberta Precast operates under RJ Enterprises, alongside Wild Rose Ready Mix, which shares the same Spruce Grove facility. Wild Rose provides expert concrete pumping and finishing for residential and commercial projects. With a fleet of over 19 GPS-equipped mixer trucks and a plant capable of producing 100 m³ per hour, they deliver high volumes with strict quality control.

Spruce Grove’s access to major highways made it an ideal base. With strong logistics and specialized capabilities in place, Alberta Precast is already eying future expansion.

Precast concrete is **HIGHLY RESISTANT** to impact, corrosion & abrasion, resulting in a reduction to maintenance & operating costs

Precast concrete is a **NON-COMBUSTIBLE** building material, it is naturally **FIRE-RESISTANT**

Precast concrete stores energy **REDUCING COSTS** and **CARBON FOOTPRINT**

SECTORS

INDUSTRIAL FABRICATION

ENGINEERING, PROCUREMENT, & CONSTRUCTION





BUILDING A FIBRE CONNECTED COMMUNITY

SPRUCE GROVE & TELUS PARTNER FOR RECORD BREAKING FIBRE NETWORK

Spruce Grove took a major step into the digital future with a historic \$54 million investment to establish TELUS PureFibre, a gigabit-enabled fibre optic network. In collaboration with TELUS, the City of Spruce Grove has helped fund one of the largest infrastructure projects in its history, extending advanced connectivity to over 90% of homes and businesses. The City contributed \$4.25 million to ensure robust connectivity in its industrial and commercial areas, while TELUS committed an additional \$50 million to bring high-speed fibre throughout the community.

A fast and reliable internet connection is essential for both residents and businesses. Expanding Spruce Grove's fibre optic network in industrial and commercial districts is a key investment in the city's economic future. This infrastructure strengthens market competitiveness by attracting and retaining skilled workers, encouraging new investments, and supporting business growth.

The TELUS PureFibre network is the largest 100% pure fibre-to-the-premise (FTTP) network in Western Canada, setting a new standard for connectivity in Spruce Grove. It offers dramatically fast upload and download speeds, making it ideal for activities such as video conferencing, remote work, online learning, and supporting cutting-

edge technologies like artificial intelligence and automation. This advanced infrastructure empowers businesses in key sectors such as transportation, construction, engineering, retail, and manufacturing to operate more efficiently, drive innovation, and compete on a global scale.

A TRANSFORMATIONAL PARTNERSHIP FOR ECONOMIC DEVELOPMENT

Spruce Grove's partnership with TELUS underscores the City's commitment to building a competitive and connected economy. By prioritizing investment in digital infrastructure, the City is fostering an environment that will attract new businesses, support existing ones, and create high-quality jobs for the community.

The decision to invest in the fibre optic network demonstrates City Council's proactive approach to economic growth and sustainability. This project positions Spruce Grove as a leader among Alberta municipalities, showing foresight in creating an essential amenity that benefits both residents and businesses alike.

With TELUS PureFibre now available throughout much of the city, Spruce Grove is poised to thrive in the digital age, laying the groundwork for long-term economic vitality and an improved quality of life for its residents.

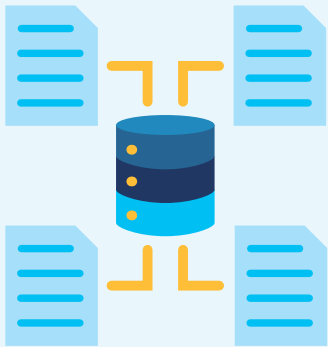
Benefits of Fibre Optics

Behind the blazing speed of modern internet lies the marvel of fibre-optic technology. From record-breaking speeds to eco-friendly benefits, discover how fibre is shaping our digital future.



LIGHT YEARS AHEAD

Fibre-optic cables use light to transmit data, allowing information to travel at nearly the speed of light; in optimal conditions, that speed is up to **124,000 miles per second**



SPEED THAT INSPIRES

Fibre-optic internet can transmit data at speeds up to **1,000 times faster** than copper connections, supporting gigabit and even terabit speeds

UNBEATABLE RELIABILITY

Fibre-optic networks are **immune to electromagnetic** interference and weather related disruptions, making them more reliable than traditional wired connections



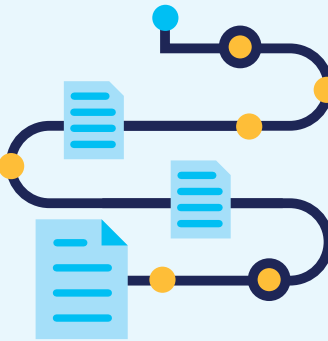
SUSTAINABLY SMART

Fibre-optic internet is more energy-efficient than traditional copper, consuming **12 times less energy** per megabyte of data transferred



THE DATA HIGHWAY

A single fibre-optic cable can carry up to **44 terabits of data per second** — enough to stream 5.5 million 4K movies simultaneously!





rjenterprises.com

RJ ENTERPRISES



LOCATION

25 Commerce Road South



YEARS IN SPRUCE GROVE

Opened its doors in 2018



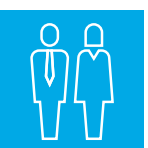
PRODUCT OR SERVICE

Recreation, land developing, fabrication, construction, environment, and food



REACH

International; multiple facilities across Alberta; services provided locally and internationally



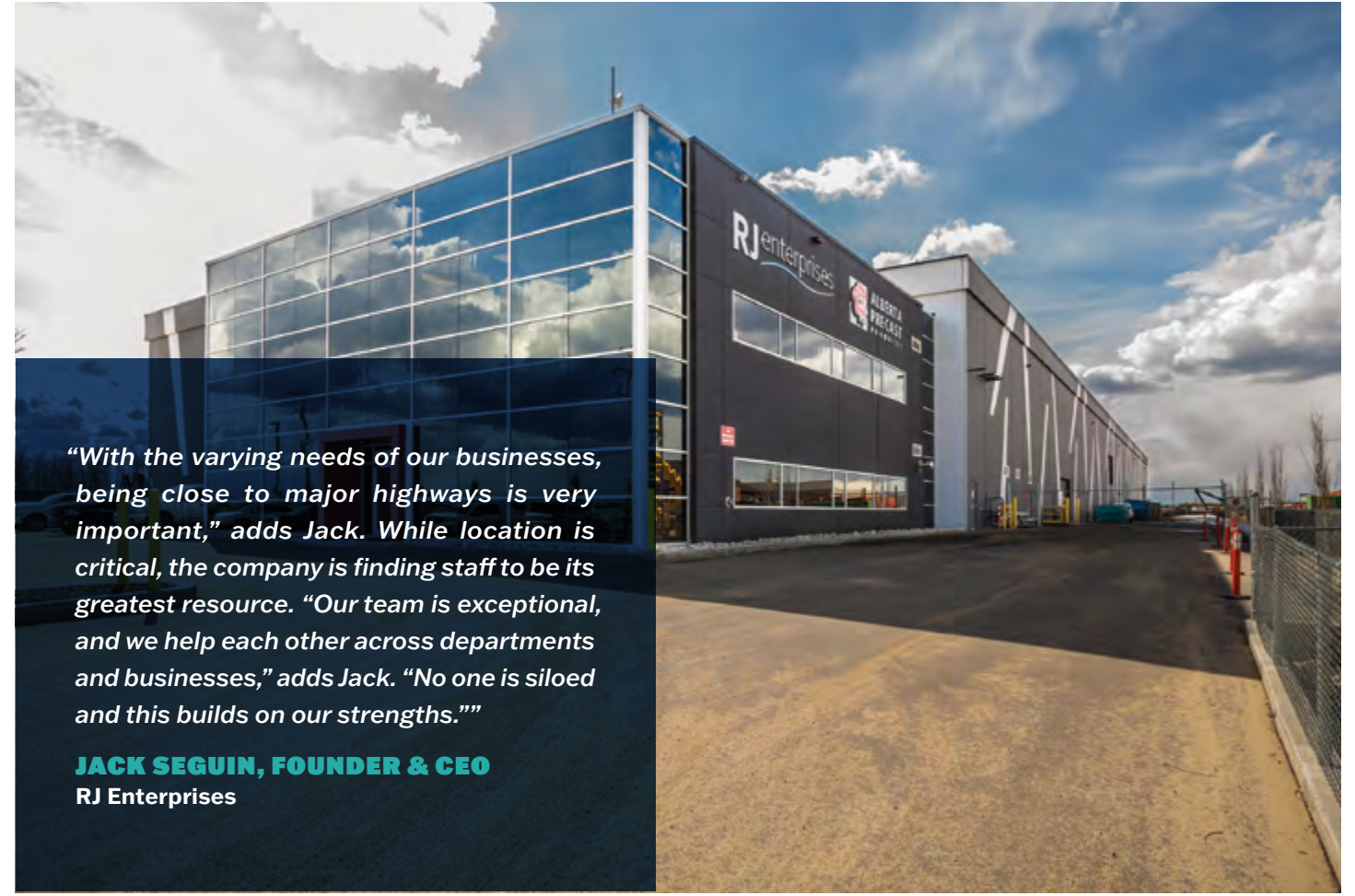
NUMBER OF EMPLOYEES

RJ Enterprises group of companies employs up to 200-250 individuals



FACILITY SIZE

Shares an 85,000 sq. ft. facility with Alberta Precast



“With the varying needs of our businesses, being close to major highways is very important,” adds Jack. While location is critical, the company is finding staff to be its greatest resource. “Our team is exceptional, and we help each other across departments and businesses,” adds Jack. “No one is siloed and this builds on our strengths.””

JACK SEGUIN, FOUNDER & CEO
RJ Enterprises

RJ Enterprises is an exciting venture with an ever-expanding number of businesses on their roster.

Under the guidance of CEO and founder Jack Seguin, RJ Enterprises group of companies span multiple sectors including construction, environmental, real estate, food, and industrial

One of such companies is English Bay, a highly accomplished food service, retail and private label company. The company supplies customers such as Costco and Sobeys, exquisite chocolates and bars. English Bay will be moving operations from Delta BC into their 120,000 square foot facility just west of Spruce Grove, to Stony Plain.

RJ Enterprises also offers water clarification and oil recovery technologies, as well as high-quality, customizable metal fabrication products. Together, with RJ MacLean Tank Services, the leader in specialized tank cleaning equipment and services, these businesses

challenge traditional oilfield processes with innovative practices that improve safety, efficiency and sustainability in energy.

RJ Enterprises’ Alberta Precast Products is thriving in Spruce Grove as well, along with Wild Rose Ready Mix, which shares the facility space with Alberta Precast. Wild Rose Ready Mix services local concrete projects with ease.

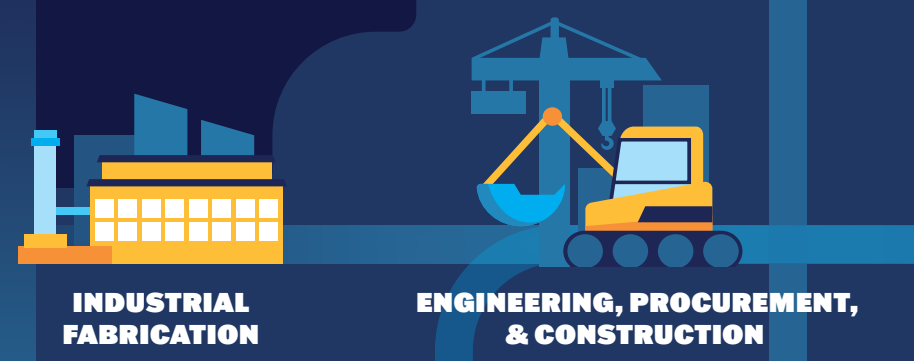
With its award-winning staff—an impressive array of diverse positions, from entrepreneurs and tradesmen to chemists and food scientists—RJ Enterprises seeks to empower each business entity, to enhance sustainability and ultimately, improve upon the status quo.

Awarded the **RAPID RISER AWARD IN 2023** by the Greater Parkland Regional Chamber of Commerce

Founder & CEO Jack Seguin named one of Canada’s **TOP ENERGY INNOVATORS**

Awarded the **PARTNER IN HEALTH AWARD** from Westview Health Foundation for supporting healthcare initiatives

SECTORS



INDUSTRIAL FABRICATION

ENGINEERING, PROCUREMENT, & CONSTRUCTION





beemaid.com

BEE MAID HONEY



LOCATION

70 Alberta Avenue



REACH

International; locally farmed and packed honey is exported across the world



YEARS IN SPRUCE GROVE

Moved from Edmonton to Spruce Grove in 1993, which was crucial in expanding AHPC's presence



NUMBER OF EMPLOYEES

50 in Spruce Grove



PRODUCT OR SERVICE

Beekeeping supplies, honey packing and processing



FACILITY SIZE

Second expansion completed in 2024. Now five times their original size totaling 141,000 sq ft.



"Operating in the Edmonton region has been a golden opportunity for Bee Maid and the Alberta Honey Producers Co-operative. While we appreciate the ability to continue expanding our operation in Spruce Grove as our business grows, it is the people that truly make this area exceptional. The workforce embodies dedication and a strong work ethic that has allowed us to thrive as an organization."

GUY CHARTIER, CEO
Bee Maid Honey Limited

The Alberta Honey Producer's Co-operative (AHPC) has a rich legacy dating back to the 1940s. What sets Bee Maid Honey apart is their distinctive cooperative business model. Through a collaborative effort with the Manitoba and Alberta Honey Producer Cooperatives, they process, market, and ship a diverse range of liquid and creamed honey products under the Bee Maid brand. Additionally, they provide their honey for private label, food service, and industrial markets.

The cooperative members, who are the actual beekeepers nurturing the Honey Bee colonies, also share ownership of the Bee Maid brand.

In 1993, AHPC relocated from Edmonton to Spruce Grove into a 26,000 square-foot space for warehousing and offices. In 2024, AHPC completed their second expansion which significantly enhances processing and packing

capabilities, and houses a Bee Supplies Outlet. As of today, their facility is five times its initial size at a remarkable 141,000 square feet.

This plant is a hive of activity, employing approximately 50 individuals. Both the Spruce Grove and Winnipeg facilities are an epicenter of honey processing and packaging, accounting for approximately one-third of Canada's total honey production.

The Spruce Grove facility serves as one of the cornerstones of Bee Maid's operations, not only processing Canadian honey, but also housing a blow mould facility for producing the majority of bottles used in packaging.





crosscountrycanada.ca

CROSS COUNTRY CANADA SUPPLIES & RENTALS



LOCATION

361 Saskatchewan Avenue



REACH

Locally owned, national in reach



YEARS IN SPRUCE GROVE

After being purchased in 2021, underwent a rebrand and planted roots in Spruce Grove



NUMBER OF EMPLOYEES

Grown from a one person operation in 2014 to 60+ employees



PRODUCT OR SERVICE

Specializes in pipeline, mining, railway, power grid and civil construction



FACILITY SIZE

Two buildings, 47,000 sq. ft. and nearly 13 acres

After being purchased in 2015 by US investors, a group of dedicated employees brought CCCSR back home to **CANADA IN 2021**

Provider of state-of-the-art **FIRE SUPPRESSION TRAILERS** to help combat wildfires in Alberta and British Columbia

Canada's pipeline, mining, powerline, and construction industries contribute over **\$140 BILLION ANNUALLY** to the nation's GDP

SECTORS



**ENERGY SECTOR
SERVICE & SUPPLY**



"We chose Spruce Grove because it had the best real estate prices in the area compared to other industrial parks. Logistically, everything is here – infrastructure, amenities and the transportation network to access our customers in all directions."

TIM MARTIN, CEO
Cross Canada Supplies & Rentals

Cross Country Canada Supplies & Rentals (CCCSR) is an industrial supply and rental company. Deeply rooted in the industrial infrastructure sector, CCCSR specializes in pipeline, mining, railway, power grid and civil construction.

"We know and understand the businesses we serve because we've worked extensively in the field," says Tim Martin, CEO. "We know what our customers need and how they work." Their diverse team of well-connected industry experts are highly experienced in every facet of construction and industrial infrastructure. CCCSR has a comprehensive understanding of the geographical landscape which allows them to provide responsive service and customized solutions to their customers 24/7.

Cross Country Canada Supplies & Rentals began as Sideline Specialty Equipment Canada in 2014, with one employee in a garage. Its business model and

growing customer base quickly garnered attention, and the business was purchased in 2015 by US company, Cross Country Infrastructure Services. In the fall of 2021, Tim Martin and his business partner Kade Demuth, acquired ownership and rebranded as Cross Country Canada Supplies and Rentals.

"We are eager to have gained autonomy in our ability to pivot and adapt our business to meet the ever-changing needs of the industry." Says Tim, "And to support our customers in their ongoing growth and success."

Headquartered here in Spruce Grove, their local operation has grown to two buildings, spanning over 47,000 square feet on almost 13 acres in total, and includes a fully certified fabrication facility and pump manufacturing shop. While their original choice to locate in Spruce Grove was logistical, their choice to expand here was tied strongly to their staff and their commitment to the community.



wpi.com
WPI



LOCATION
441 South Avenue



REACH
International; headquartered in Texas. Spruce Grove office serving as a hub for their Canadian and Alaskan operations



YEARS IN SPRUCE GROVE
Originally founded in 2005, Partnered with WPI in 2020



NUMBER OF EMPLOYEES
45 in Spruce Grove with another 70 across BC and Alberta



PRODUCT OR SERVICE
Equipment, parts, and service for Drilling Production and Gas Compression



FACILITY SIZE
40,000 sq. ft on 6 acres



"We are well supported by the City, we have great access where we are, and our staff are happy to live in Spruce Grove. It's a diverse, growing, and vibrant community."

TONI MORETTO
DIRECTOR OF OPERATIONS
CANADA & ALASKA
WPI Canada Inc.

Waukesha Pearce Industries (WPI), a Texas-born pioneer in engine technology with nearly 100 years in business, has established its Canadian head office in Spruce Grove. With 17 U.S. locations and five in Canada—Spruce Grove, Nisku, Grande Prairie, Rocky Mountain House and Fort St. John—the company is expanding across North America.

WPI's presence in Spruce Grove began in 2005 when Toni Moretto moved his oil and gas equipment company, Trittech Compression Inc., to the city, introducing Canada's first natural gas engine test cell. After Trittech was acquired by Hoerbiger Holding AG in 2009, WPI partnered with Toni in 2020 to expand into Canada. Today, WPI operates across two locations, employing 45 people in Spruce Grove.

As Director of Operations for WPI Canada, Toni oversees the 40,000-square-foot facility on 6 acres in Spruce

Grove's Yellowhead Industrial Park. The location employs 20 staff, with plans to double that soon. WPI is Canada's only one-stop-shop for natural gas engines, offering certified remanufacturing, the world's largest inventory of Waukesha and Ariel parts, and zero-hour remanufactured engines for leading brands. Its facility features a full machine shop, a 40-ton crane, and Canada's only natural gas dynamometer for testing engines up to 4,000 horsepower.

Globally active, WPI supports oil, gas, mining, and power industries in North America, Asia, South America, Africa, and the Middle East. Recent expansions in Grande Prairie and Fort St. John reflect the company's international growth strategy. "Spruce Grove's location and potential to support local businesses align perfectly with our vision," says Toni, positioning the city as a hub for Canadian and Alaska operations.

WPI runs Canada's only natural gas dynamometer, handling up to **4,000 HORSEPOWER**, boosting engine reliability through diagnostics and tuning

WPI supports oil, gas, & power generation industries across North America, Asia, South America, Africa, and the Middle East

WPI has the world's **LARGEST INVENTORY** of Waukesha engine parts & Ariel compressor parts

SECTORS



INDUSTRIAL FABRICATION



ENGINEERING, PROCUREMENT, & CONSTRUCTION



A COMPETITIVE HUB FOR TALENT & INDUSTRY

UNIQUE WORKFORCE ADVANTAGES & STRATEGIC CONNECTIVITY FUEL BUSINESS SUCCESS

Spruce Grove is emerging as a key hub for businesses seeking a skilled and diverse regional workforce. With a growing population of 40,000, this urban center offers companies competitive advantages through its talent pool, strategic location, and access to major transportation routes.



BOUNDLESS OPPORTUNITY AWAITS

*Consistently ranked among Alberta's fastest growing urban centers over the past decade, Spruce Grove is a City on the rise, with a population of **40,000 residents & counting**. Its service & supply capabilities extend to a **trade area population of 170,000**, & with a young **median age of 39**, it's a city poised for long-term success.*

Just minutes from the industrial hub of Acheson, Spruce Grove connects seamlessly to Edmonton's economic corridors while maintaining its own distinct character. Accessibility to Edmonton's renowned post-secondary institutions, including the University of Alberta, NAIT, MacEwan University, and Concordia University, enables companies to attract graduates from diverse fields, fostering a dynamic workforce.



SKILLED TALENT WITH SPECIALIZED TRAINING

Spruce Grove's workforce is strengthened by specialized training programs available in the area. NAIT's expanded Crane and Hoisting Equipment Operator program in Spruce Grove and its Industry Solutions corporate training initiatives equip employees with advanced skills tailored to industry needs. Additionally, Edmonton's post-secondary institutions contribute to a highly educated talent pool, with the University of Alberta leading in artificial intelligence and machine learning research, and MacEwan University and NorQuest College offering a wealth of skill development options.

With affordable land, robust infrastructure, and a dedicated workforce, Spruce Grove is an ideal location for businesses seeking growth and a supportive environment. This unique city's strategic advantages, workforce accessibility, and commitment to industry success make it a competitive force in the Greater Edmonton Region, uniquely positioned to drive business success.

COMPREHENSIVE TRANSIT SOLUTIONS FOR AN ACCESSIBLE WORKFORCE

Spruce Grove's commitment to accessible transit is a standout feature for businesses and employees alike. The city's commuter transit system offers reliable routes to Edmonton and Acheson, giving workers easy access to job opportunities in both regional and local industries.

The Spruce Grove Transit Centre further enhances accessibility, connecting commuters with Park & Ride options, bike racks, and a heated shelter. This facility will also serve as a key stop for Spruce Grove's on-demand local transit service, ensuring that businesses have access to a broad, well-connected labor force.





lea-der.com

LEA-DER GROUP OF COMPANIES



LOCATION

340 Saskatchewan Avenue



YEARS IN SPRUCE GROVE

Lea-Der Group of Companies made its start in Spruce Grove in 1994



PRODUCT OR SERVICE

Anti-slip safety solutions in the oil and gas industry



REACH

International; North America, Middle East, Europe, and Asia



NUMBER OF EMPLOYEES

12 employees



FACILITY SIZE

10,000 ft. sq. facility



“Everything we need is here in Spruce Grove. The location is central to the domestic drilling market, we have support from the Mayor and Council, and the city is very family oriented to support our staff.”

DARRELL DEMERS, OWNER
Lea-Der Group of Companies

Lea-Der Group of Companies has been a trusted name in oilfield safety since 1994. Based in Spruce Grove, the company manufactures and distributes anti-slip safety solutions for onshore and offshore drilling rigs worldwide.

Owner Darrell started with the company as a salesman in 1994. In 2006, he officially acquired Lea-Der Group of Companies, driving its international growth. Today, the company operates out of a 10,000-square-foot facility in Spruce Grove, employing a dedicated team of 12.

Lea-Der’s commitment to innovation is driven by customer needs. Over the years, customer requests have led to the development of a broad range of safety solutions tailored for environmental protection, drilling equipment, and rig worker safety. Their industry-leading anti-slip matting is designed for both onshore and offshore drilling, ensuring stability and protection in even the harshest conditions.

In 2022, Lea-Der achieved ISO certification, securing a contract to supply safety solutions for 130 offshore rigs in Abu Dhabi. More recently, Leader International partnered with a Houston-based firm to strengthen its presence in South America.

A strong work culture has contributed to the company’s longevity. With long-term employees and low turnover, Darrell attributes this stability to excellent staff and a strong commitment to his team.

For businesses considering Spruce Grove, Darrell’s message is simple: “I don’t think you would regret it”. His company stands as proof that a Spruce Grove-based business can thrive on a global scale while staying true to its local roots.





Known for industrial **POLYURETHANE RIG FLOOR** matting that provides a safe & durable traction surface

Recipient of **GLOBAL PLAYER AWARD** from Alberta Legislative Assembly in 2023

SECTORS



**ENERGY SECTOR
SERVICE & SUPPLY**

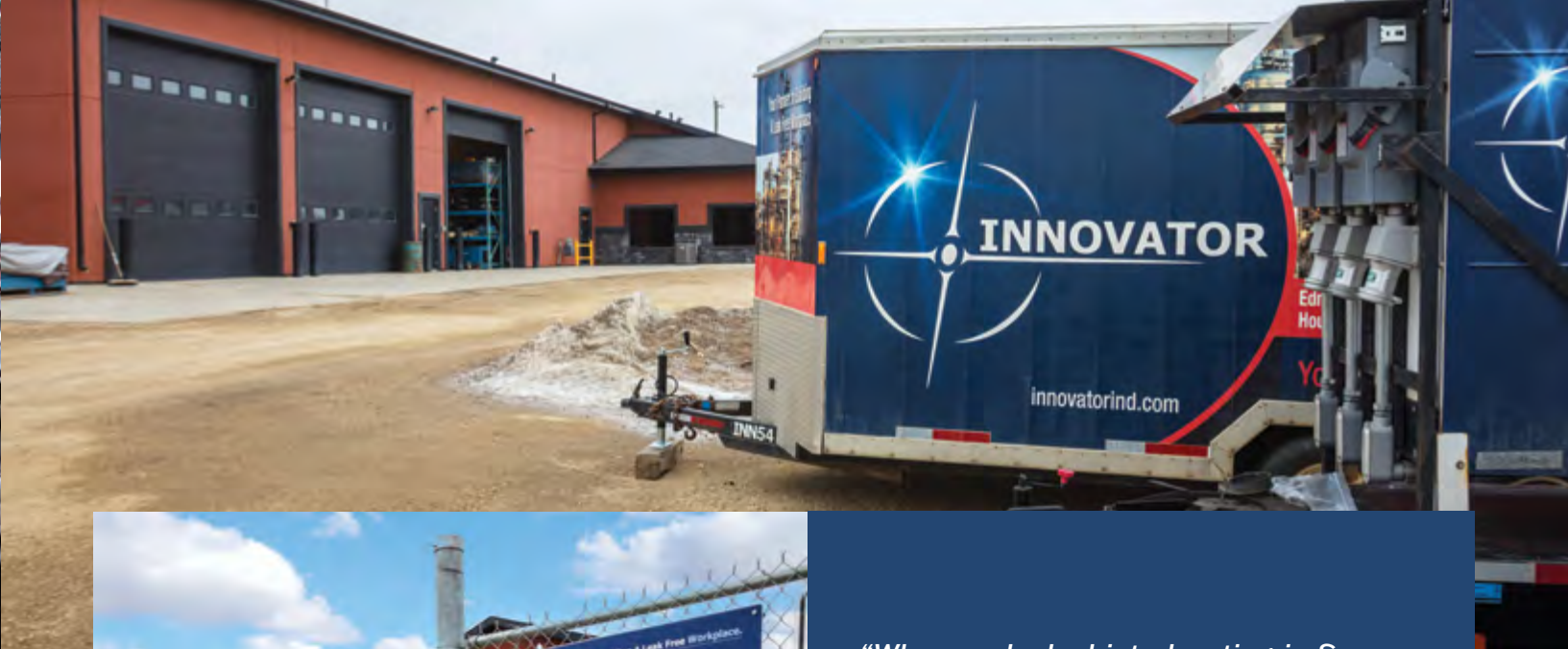


**INDUSTRIAL
FABRICATION**



innovatorind.com

INNOVATOR INDUSTRIAL SERVICES



LOCATION

375 Saskatchewan Ave



REACH

National; with ambitions of breaking into the US market



YEARS IN SPRUCE GROVE

Moved to Spruce Grove in 2020 in search of more space



NUMBER OF EMPLOYEES

More than 40 full-time staff; 100+ seasonal staff during peak season



PRODUCT OR SERVICE

Inspect, repair, and modify pressurized systems



FACILITY SIZE

2.6 Acres; 9,600 ft. sq. facility



“When we looked into locating in Spruce Grove, we quickly realized the benefits. “It’s a strategic move. We needed the land and space to grow, and we found it here. But we also found a very supportive community and business-friendly city council.”

DON COOPER, CEO
Innovator Industrial Services

Innovator Industrial Services has seen incredible advancements in technology keeping pace by committing to offer cutting-edge developments to its clients across all industrial sectors, to inspect, repair and modify pressurized systems.

Innovator Industrial develops and sources new and exclusive technology and delivery methods that improves safety, drives productivity, and optimizes cost effectiveness. One approach involves a suite of technology to perform ‘cold work’ – weldless connections, leak repair, engineered composite pipe repair, sparkless grinders, freeze plugs and forge bonding – in place of ‘hot work’, such as cutting and welding, where fire hazards and explosion are imminent risks.

Cold work technology allows clients to not only drastically improve safety, but also find radical efficiencies and

cost savings. Clients can make critical repairs to piping, pressure vessels and tanks without shutting them down, which means repairs outside of scheduled turnarounds without a loss in production. The technology can also extend the life of infrastructure, reduce installation, and repair times, and dramatically reduce operation costs.

Innovator Industrial moved to Spruce Grove in October of 2020 in search of more space to match the momentum of its growth. The 9,600-square-foot facility on 2.6 acres in Spruce Grove serves as head office and base of operations, with three other office locations, including Fort McMurray, Alberta; Hamilton, Ontario; and St. Johns, New Brunswick with plans to expand into the United States.

Innovator is a business on the rise with a long-term vision to help 5,000 companies eliminate leaks in their facilities and reach zero annual injuries for their teams.

Innovator’s cold work technology **ELIMINATES FIRE RISKS**, enabling critical repairs without shutting down pressurized systems

Produces **THE INDUSTRIAL INNOVATORS** Podcast, featuring trailblazers reshaping the industrial space through innovative solutions and ideas

Their goal: **HELP 5,000 COMPANIES ELIMINATE LEAKS** and achieve zero workplace injuries annually through cutting-edge solutions



**ENERGY SECTOR
SERVICE & SUPPLY**

SECTORS



emmalinebags.com

EMMALINE BAGS



LOCATION

50 Manitoba Court



REACH

Locally owned and operated with international reach



YEARS IN SPRUCE GROVE

What began as a home based business in 2012 has grown into a thriving industrial facility



NUMBER OF EMPLOYEES

11 employees



PRODUCT OR SERVICE

Education, materials, hardware, and custom patterns for sewers and bag enthusiasts



FACILITY SIZE

8,300 total ft. sq. including 1500 ft. sq. of bright retail space



"We ship internationally daily, but we have also created a destination spot for our customers wanting to travel to our store. We have found that our customers love our location here, as many come from rural areas in Alberta. The location, for our customers and for easy access to suppliers, is very important to the success of our business. The main reason we chose Spruce Grove is its proximity to home, schools and family."

JANELLE MACKAY, OWNER
Emmaline Bags Inc.

Emmaline Bags Inc. was established in 2012, but its origins began while founder Janelle MacKay was living abroad in Australia. Her inspiration for Emmaline Bags grew out of her personal passion and natural talent for designing and crafting her own custom bags. Janelle quickly discovered one of her biggest challenges would be sourcing materials and hardware for her designs. So, she decided she would begin sourcing and producing interesting, practical materials for her own designs and other bag enthusiasts.

What began as a home-based business has evolved into a booming one-stop shop for sewers and bag enthusiasts. The 8,300 square foot facility boasts a 1,500 square foot retail store, stocking everything sewers need to make bags of their own. Emmaline Bags has flourished into a hub that has attracted attention from bag-making enthusiasts around the world, with its vast carefully curated collection of fabrics, patterns, notions, and hardware, the business caters to a wide range of tastes and preferences.

Customers seek out Emmaline's exclusive sewing patterns, designed by Janelle and indie designers. With eleven staff members and her husband, Mike MacKay, and daughter, Steph Barton now joining her at the helm, Janelle plans to continue to expand by offering an ever-evolving range of products and services.

Passionate staff are one of the company's greatest strengths as it pursues a vision for not only providing high-quality bag-making supplies and equipment, but also comprehensive resources, tutorials, and workshops to help aspiring bag makers learn and grow their skills. The business has developed a welcoming and inclusive space and online inventory where home sewers can find inspiration, guidance, and all the tools necessary to bring their bag-making ideas to life.



Emmaline bags has an extensive library of **VIDEO HOW TO'S** available on YouTube

Founder Janelle MacKay co-authored **"ON THE GO BAGS"** a book of patterns for practical purses, totes, and organizers

Their facility houses **1500 FT. SQ.** of retail space, the majority of business is done online where customers seek Emmaline's unique patterns and materials

SECTORS



INDUSTRIAL FABRICATION



cargill.com

CARGILL



LOCATION

240 Diamond Avenue



REACH

International; Headquarters based in United States, with over 1,000 locations worldwide



YEARS IN SPRUCE GROVE

Laid roots in Spruce Grove in 1979



NUMBER OF EMPLOYEES

130 employees in Spruce Grove, 160,000+ internationally



PRODUCT OR SERVICE

Agriculture - Meat Processing



FACILITY SIZE

50,000 ft. sq.

The Spruce Grove facility produces **BEEF PATTIES** for customers across **CANADA AND JAPAN**

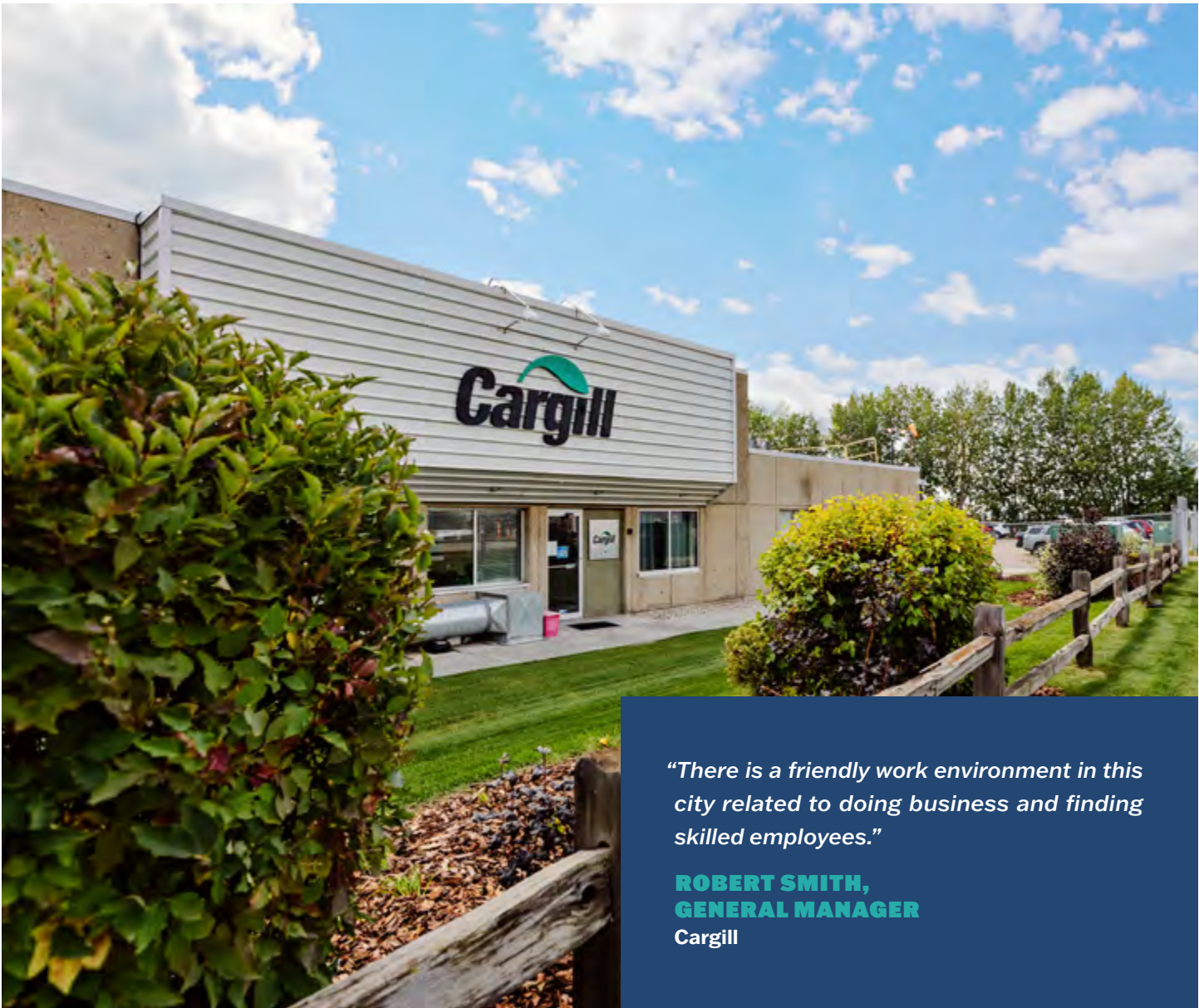
Cargill Limited, the Canadian division of Cargill, has been recognized as one of Canada's Top **100 EMPLOYERS**

The Spruce Grove facility has been recognized as **SUPPLIER OF THE YEAR** by its customers and for Operational Excellence by Cargill

SECTORS



AGRI-FOOD
PROCESSING



“There is a friendly work environment in this city related to doing business and finding skilled employees.”

ROBERT SMITH,
GENERAL MANAGER
Cargill

Cargill, a global leader in food, agriculture, financial, and industrial products, has been applying over 150 years of expertise to help communities thrive. With 160,000 employees in 70 countries, Cargill is committed to feeding the world responsibly, sustainably, and safely.

The Spruce Grove facility, located in the Shep Industrial Park, processes beef patties for the food service industry. Its highly skilled team of more than 130 employees ensures the delivery of high-quality products every day. “There is a friendly work environment in this city related to doing business and finding skilled employees,” says Robert Smith, General Manager. “Our Spruce Grove location gives us a direct route to highways and good access to rail service.”

Cargill’s commitment to local communities is reflected through its Cares Committee, which supports food relief agencies, school programs, and environmental initiatives in Spruce Grove. This dedication to social responsibility complements their recognition as one of Canada’s Top 100 Employers, awarded for their investment in employees and fostering a productive work environment.

By combining innovation, sustainability, and community engagement, Cargill’s Spruce Grove operations continue to exemplify the company’s values and contribute to its global mission.





Roads, Rail, & Air:

HOW SPRUCE GROVE DRIVES BUSINESS SUCCESS

Strategic Transportation Hub for Companies in the Greater Edmonton Region

Spruce Grove's location offers unmatched access to Western Canada's logistics network. Positioned between the TransCanada Yellowhead Highway 16 and Highway 16A, the city provides efficient connectivity to Edmonton and key transportation corridors linking Northwestern Alberta and Northeastern British Columbia.

Major roadways are only the beginning. Just 22 kilometers away, CN Rail's Edmonton Intermodal Terminal connects businesses to global markets via rail, offering fast, efficient freight movement. And with two airports nearby—Villeneuve Airport for regional and charter service, and Edmonton International Airport (YEG) for major cargo and passenger routes—Spruce Grove businesses benefit from truly multimodal access.

"Spruce Grove's location is central to everything we need; major highways, essential suppliers, and transport options," says Ben Hatch of Surerus Murphy Joint Venture. "Its proximity to Edmonton connects us with heavy equipment supply chains like Caterpillar and Komatsu. For us, it's perfect."

A Centralized Base with Competitive Costs

Spruce Grove also offers a clear cost advantage. Industrial land is priced lower than in neighboring municipalities, and property taxes are nearly half those of Edmonton, making it easier for companies to grow sustainably.

"We ship internationally daily, but Spruce Grove's location also makes serving local and rural customers easy," says Janelle Mackay of Emmaline Bags Inc. "It's key to our success."

Comprehensive Logistics, Seamless Reach

From heavy industry to modular construction, Spruce Grove delivers on logistics. A high-load corridor along Jennifer Heil Way allows oversized freight to move easily, while access to major truck routes lets companies like Parkland Modular ship units across Canada and abroad.

"Spruce Grove's accessibility to main roads and highways is vital," says Kelvin Steinke from Parkland Modular. "It enables us to reach markets across Alberta, BC, and beyond without city traffic issues."

Companies also gain a clear regulatory advantage by operating out of Spruce Grove. "Transporting machinery from Tacoma, Washington, directly to Alberta avoids delays with BC's complex and time-consuming transport regulations," adds Hatch. "Spruce Grove is the perfect hub for Western Canadian operations."

Transit-Connected, Workforce-Ready

Spruce Grove continues to invest in accessibility and workforce mobility. A new Transit Centre and regional Park & Ride network support commuting workers, while on-demand local transit keeps the city connected. Add in a growing population and skilled labor force, and the city is positioned for long-term business success.

With strong air, rail, and road connectivity, competitive costs, and a business-ready community, Spruce Grove isn't just a business hub, it's a city primed for success.



nwtpromotions.com
NWT GROUP



LOCATION
50 Shep Street



REACH
National; Locations in Spruce Grove, Nisku, and Whitecourt with sales nationally



YEARS IN SPRUCE GROVE
Expanded into Spruce Grove in 2003



NUMBER OF EMPLOYEES
15 total; 6 in Spruce Grove



PRODUCT OR SERVICE
Safety clothing and promotions



FACILITY SIZE
7,500 sq ft. used for retail space and warehouse

NWT has developed a **10 OUNCE INHERENT FR COVERALLS**, the first of its kind in Canada

NWT Promotions and Safety is part of the **NWT GROUP**, offering Safety, Promotions, and Manufacturing and Wholesale divisions

University of Alberta's fire resistance testing drives safety gear innovation, mirroring NWT's dedication to protective solutions

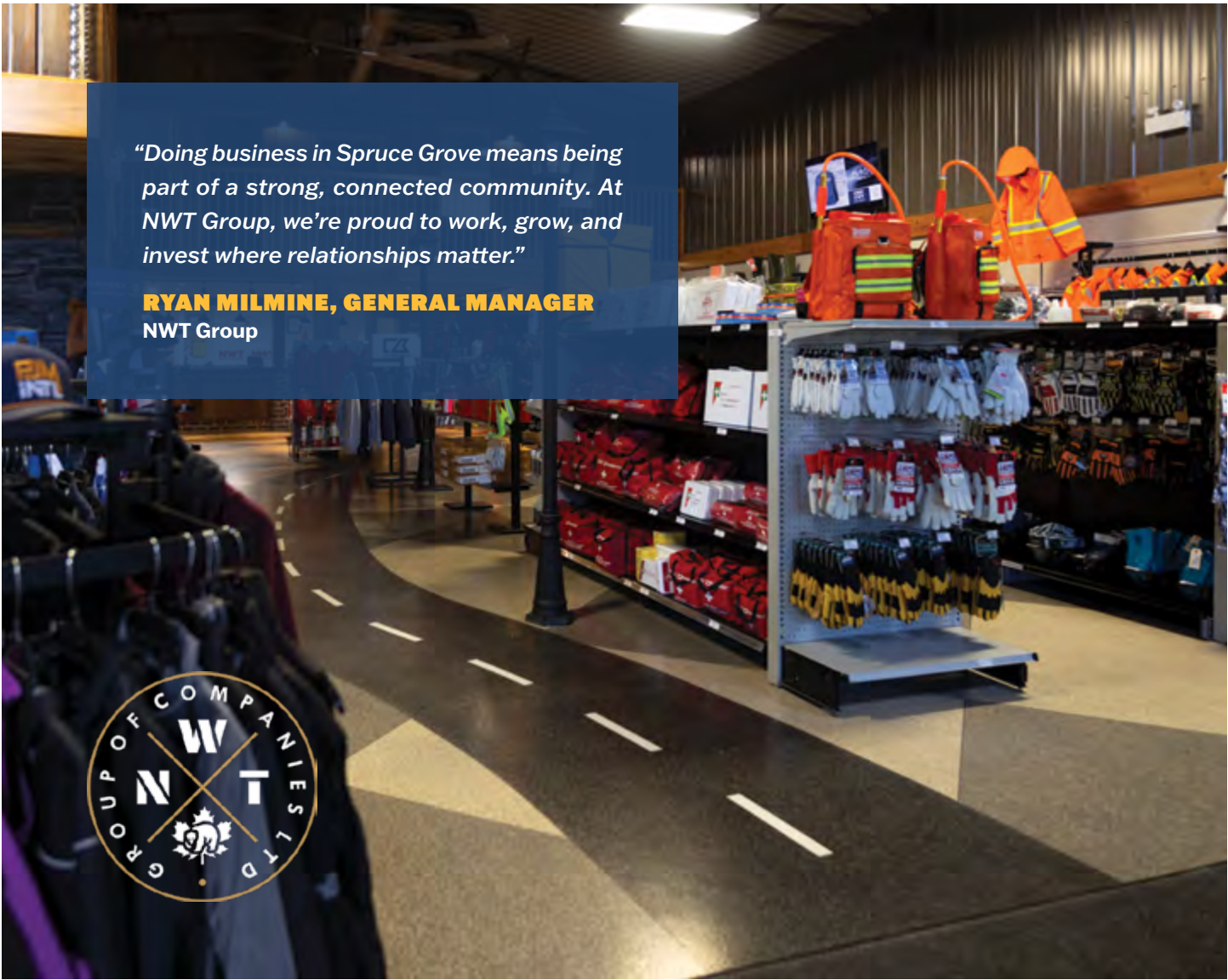
SECTORS



INDUSTRIAL FABRICATION



ENERGY SECTOR SERVICE & SUPPLY



"Doing business in Spruce Grove means being part of a strong, connected community. At NWT Group, we're proud to work, grow, and invest where relationships matter."

RYAN MILMINE, GENERAL MANAGER
NWT Group

NWT Promotions and Safety, part of the NWT Group of Companies, has a strong presence in Spruce Grove, specializing in safety and promotional products. Inspired by the founder's vision to provide high-quality, reliable safety gear to crew and rig workers, NWT expanded to serve a broad base of clients across Canada. This led to a unique model combining manufacturing, distribution, and customization of safety equipment alongside branded promotional items. NWT remains the only provider in the area offering all three services in-house: manufacturing, safety gear, and promotional products.

With over 20 years of experience, NWT offers comprehensive protective gear—from head-to-toe equipment to branded workwear, including their Bear Wear line for

industrial and outdoor use. Meanwhile, their promotional division serves schools, sports teams, and businesses with apparel, signage, and customized branded items. From their state-of-the-art facility in Spruce Grove, NWT serves both local and national clients, merging safety and promotional expertise.

NWT demonstrates community commitment through sports sponsorships, events, and partnerships with local businesses. As a third-generation company, they value loyalty and community ties, distinguishing themselves in a competitive market. Their presence in Spruce Grove reflects a lasting commitment, balancing innovation with strong local connections.



surerus-murphy.com

SURERUS MURPHY JOINT VENTURE



LOCATION

90 Diamond Avenue



YEARS IN SPRUCE GROVE

Expanded into Spruce Grove in 2023



PRODUCT OR SERVICE

Multi-disciplined infrastructure construction organization



REACH

North American with affiliate offices in the US and parent company office in the UK and Canada



NUMBER OF EMPLOYEES

40 in Spruce Grove; 1,000 organization wide



FACILITY SIZE

At Spruce Grove, 35,000 sq ft. shop of space, 7-acre yard plus an additional 4-acre area for bulk storage



“Spruce Grove was a wise move strategically. We’re happier here...We’ve just instantly started to build what I was looking for, which was a more consistent workforce. We have people working for us that want to work for us indefinitely.”

BEN HATCH, EQUIPMENT & FACILITIES MANAGER
Surerus Murphy



Surerus Murphy is a multi-disciplinary organization that builds world-class energy infrastructure.

J. Murphy & Sons Ltd., founded by John Murphy during WWII in London, England, and Surerus Pipeline Inc., founded by Brian Surerus in Canada in 1969, are parent companies of the Surerus Murphy Joint Venture organization. As a collaboration between Surerus Pipeline Inc. and J. Murphy & Sons Ltd., Surerus Murphy builds large-scale utility and infrastructure projects like pipelines, compressor stations, meter stations and more. The organization works throughout western Canada and recently acquired a US company whose operations mirror its own- WHC Energy Services, now called WHC – A Surerus Murphy Company.

Surerus Murphy expanded to Spruce Grove in 2023 at a time when the organization needed more space to service and store its heavy equipment, and to provide fabrication services for its Infrastructure arm. Spruce

Grove is an ideal location to host these services as it provides access to skilled tradespeople, major supply chains and easy logistics to many of the projects located in northwest Alberta and northeast B.C.

Surerus Murphy's commitment to sustainability is evident in its investments in 1252 solar panels installed on the shop roof. These solar panels generate 512 KW DC and supplement the shop's energy needs. Surerus Murphy has also invested in workforce readiness by donating a high-tech CAT simulator to NAIT's construction program, equipping future operators with essential skills.

Community involvement is a priority for the organization. Its investment program supports initiatives in sustainability, education, health and wellness.

Surerus Murphy views Spruce Grove as a long-term base for growth as it grows its Infrastructure team. This growth benefits the organization and the community.

SECTORS



ENGINEERING, PROCUREMENT, & CONSTRUCTION



ENERGY SECTOR SERVICE & SUPPLY



bketransportation.ca

BKE TRANSPORTATION



“It’s such a good community out here... Wherever we find the opportunity, we strive to contribute and uplift the community. Every small act of support can make a meaningful difference”

QUENTIN KOWALCZYK, VICE PRESIDENT
BKE Transportation



LOCATION
10 Alberta Avenue



REACH
National; Western Canada including British Columbia, Alberta, Saskatchewan and Manitoba



YEARS IN SPRUCE GROVE
Founded in 1989, Shop built in 1997



NUMBER OF EMPLOYEES
20 employees



PRODUCT OR SERVICE
Trucking/Transport



FACILITY SIZE
5,000 sq ft. building on 4 acres

BKE Transportation, a family-owned business in Spruce Grove, specializes in heavy equipment and oilfield transportation across Western Canada, including Alberta, British Columbia, Saskatchewan, and Manitoba. Established in 1989 by Ben Kowalczyk, the company transitioned to second-generation ownership in 2018 under brothers Luke and Quentin Kowalczyk. With over 20 employees—90% of whom are local—the company prides itself on a stable, skilled workforce, which allows them to build strong client relationships.

BKE Transportation serves specialized sectors like railway logistics and horizontal directional drilling (HDD) for pipeline projects. Their unique, customized equipment supports both railway and HDD operations, enabling efficient, safe transport for critical infrastructure projects.

They've partnered long-term with clients, including a variety of local firms, further integrating into Spruce Grove's robust industrial network.

Spruce Grove's strategic location near Edmonton, competitive property taxes, and community-focused culture have been key to BKE Transportation's growth. As dedicated community members, they support local sports teams and events, embodying the spirit of this rapidly growing city. Looking forward, BKE plans for modest growth, with an eye on expanding facilities, while remaining firmly rooted in Spruce Grove.



HDD is used for drilling underneath rivers, hills, or wetlands to lay pipelines with **MINIMAL ENVIRONMENTAL IMPACT**

BKE Transportation specializes in equipment and oilfield hauling, with about **50% OF THEIR WORK** focused on the **RAILWAY INDUSTRY**

The trucking industry operates on a **24/7, 365-DAYS A YEAR** schedule, with no set hours due to the nature of work

SECTORS



TRANSPORTATION & LOGISTICS



Located along the TransCanada Yellowhead Highway and Highway 16A, Spruce Grove has become a hub for industrial development in the Greater Edmonton Region. With shovel-ready, fully serviced sites available for immediate development and expansive industrial-designated land to support large-scale investments, the city offers flexibility, affordability, and accessibility. These strengths make Spruce Grove an ideal location for businesses looking to expand or relocate.

South Century Industrial Park is a city-owned, fully serviced development spanning 18 acres. Subdivided into lots ranging from 2 to 12 acres and zoned M1 for general industrial use, the park offers reliable infrastructure, including fiber optic connectivity, water, and power. The site connects easily to the TransCanada Yellowhead

Highway 16 and Edmonton's Anthony Henday Ring Road, which provides access in all directions.

Melcor Development's industrial land offers flexibility for companies with large-scale investment needs. The lands serve as a blank canvas for enterprises seeking sites ranging in size from 2 to 50+ acres.

Customization is at the heart of Melcor's offering with options for **build-to-suit, lease-to-own, and direct land sales** tailored to each business's unique requirements. With quick access to key transportation corridors, these lands also benefit from proximity to NAIT's Crane and Hoisting Campus, further enhancing regional workforce training and development opportunities.



Spruce Grove's industrial land offerings are more than just affordable and accessible—they're part of a larger commitment to supporting businesses. The city's proximity to Edmonton allows easy access to major markets, supply chains, and transportation infrastructure, including rail and air links.

Whether you're a small enterprise seeking a compact lot or a large-scale operation in need of an expansive site, Spruce Grove delivers options tailored to your ambitions. Its business-friendly city council and skilled labor force further create an environment where companies can thrive.

Transportation plays a pivotal role in Spruce Grove's appeal. With direct access to key roadways such as

Highway 16A, the TransCanada Yellowhead Highway 16, and the Oversize/Overweight Corridor along Jennifer Heil Way, businesses can efficiently move goods throughout Western Canada and beyond. This logistical advantage is complemented by land costs that are lower than in other regional industrial areas, offering cost-efficiency without sacrificing connectivity or convenience.

Spruce Grove is not just a location, it's an opportunity. Its combination of shovel-ready land, customizable development options, and a commitment to business success makes it a compelling choice for companies ready to grow.

For those seeking industrial land that balances affordability with strategic advantages, Spruce Grove is ready to deliver.



nait.ca

NAIT CRANE & HOIST CAMPUS



LOCATION

281 Tamarack Drive



YEARS IN SPRUCE GROVE

Spruce Grove Campus opened its doors in 2016



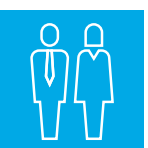
PRODUCT OR SERVICE

Crane & Hoisting Equipment
Operator apprentice programs



REACH

International; NAIT is the largest polytechnic in Canada with students from over 84 countries



NUMBER OF EMPLOYEES

The Spruce Grove Campus accommodates up to 500 apprentices per year



FACILITY SIZE

12,600 ft. sq. and 160 acres



“From the beginning, Spruce Grove was a perfect fit as the location for our new campus and a great partner in elevating the student experience. Over the years, that partnership has become stronger and deeper. We’ve expanded our relationships with the city, the surrounding county, and with local industry. It means a great deal to us.”

LAURA JO GUNTER
PRESIDENT & CEO
NAIT



The global crane and hoist market was valued at approximately **31.5 BILLION USD IN 2023** and is projected to reach **37.1 BILLION BY 2028**

Modern cranes and hoists now use **AUTOMATION**, remote monitoring, and IoT integration to **BOOST EFFICIENCY** and **SAFETY**

The industry increasingly focuses on sustainability, with manufacturers creating **ECO-FRIENDLY** equipment and practices to cut **ENVIRONMENTAL IMPACT**

SECTORS



INSTITUTIONAL

NAIT’s Spruce Grove Campus represents an important partnership to enhance post-secondary education and business development opportunities in Alberta. The 12,600-square foot, 160-acre campus has allowed NAIT to expand its popular Crane and Hoisting Equipment Operator program to nearly double its former capacity.

With seven cranes on site, the largest with an extension capability equivalent to a 16-storey building, the campus provides valuable hands-on learning. NAIT’s Spruce Grove campus employs some of the world’s most advanced training technology and equipment, including cutting-edge classrooms and simulation labs to supplement on-site outdoor training. Its world-class facility has been instrumental in meeting the demand for boom truck and mobile crane operators in a wide variety of indus-

tries across Alberta and beyond, including construction, forestry, mining, and the oil and gas sector. Other programs, including the boilermaker, ironworker and steamfitter-pipefitter programs, also visit the campus to complete outcomes involving lifts and rigging.

Additionally, NAIT’s Corporate & Continuing Education division provides on-site and virtual training for private entities and organizations that require custom training programs to upskill employees.

As the largest apprenticeship trainer in Canada and a world-leading polytechnic, NAIT will continue to excel in delivering technology based, hands-on training in partnership with industry to empower a highly skilled workforce into the future



parklandmodular.com

PARKLAND MODULAR



“Our biggest niche is our ability to adapt to whatever the customer wants. Whether it’s a new build or retrofitting old products, we deliver full turnkey solutions—purchase, retrofit, transport, and install—so clients can turn on the lights and get to work.”

KELVIN STEINKE, PRESIDENT/OWNER
Parkland Modular



LOCATION
30 Alberta Avenue



REACH
International; Headquartered in Spruce Grove, shipping units in North America



YEARS IN SPRUCE GROVE
Opened their doors in Spruce Grove in 2021



NUMBER OF EMPLOYEES
13 employees



PRODUCT OR SERVICE
Custom modular units and retrofitting services



FACILITY SIZE
18,000 sq ft. facility

Parkland Modular specializes in quickly deploying **MODULAR UNITS**, vital in emergencies

Modular units serve various industries, **OFFERING SOLUTIONS** for schools, offices, & dormitories for oilfield workers

Parkland Modular recently began offering **FULLY CUSTOMIZED** modular building solutions

SECTORS



INDUSTRIAL FABRICATION



ENERGY SECTOR SERVICE & SUPPLY

Parkland Modular, a family owned business based in Spruce Grove, has delivered cutting-edge modular building solutions since 2015. Operating from an 18,000-square-foot facility, the company specializes in retrofitting and customizing modular units for offices, classrooms, workforce housing, and other unique needs. Unlike many competitors, Parkland Modular adapts quickly to client demands, offering refurbished units at reduced costs and has begun offering fully customized new builds in the last year. Their turnkey services include retrofitting, transport, installation, and setup, ensuring clients can turn on the lights and get to work.

Spruce Grove’s strategic location provides Parkland Modular with easy access to major highways, allowing seamless logistics and timely delivery. The supportive local business environment and strong community partnerships have been vital to their success.

The company actively collaborates with local suppliers and employs a dedicated workforce, many of whom live in the area.

Parkland Modular’s reach extends across Canada and internationally, with projects completed across Canada and the United States, and International markets, showcasing their global capabilities. Known for their ability to deliver under tight timelines and provide customized solutions, Parkland Modular has become a trusted partner in the modular construction industry, building a reputation for quality, efficiency, and exceptional service.





westower.ca

WESTOWER COMMUNICATIONS



LOCATION
385 Saskatchewan Avenue



REACH
International; 19 offices across North America; Headquartered in Spruce Grove



YEARS IN SPRUCE GROVE
Consolidated operations from Edmonton and Telfordville in 2024



NUMBER OF EMPLOYEES
700-900 employees (Seasonal) with 85 based out of the Spruce Grove office



PRODUCT OR SERVICE
Telecommunications services, specializing in tower design, construction, and deployment



FACILITY SIZE
22,000 sq ft. facility on 5.5 acres



“Spruce Grove offers a great balance—affordable housing, better schools, and excellent sports and daycare facilities. It’s a community that our employees wanted to be part of.”

NATHAN SCHAUERTE,
CEO & PRESIDENT
WestTower

As Canada’s largest telecommunications construction company, WestTower provides **NATIONWIDE TURNKEY** wireless solutions to keep communities connected

WestTower **BUILDS AND MAINTAINS TELECOMMUNICATIONS INFRASTRUCTURE** for industry leaders, regional service providers, and independent operators

WestTower delivers **INTEGRATED ENGINEERING** and design, **FABRICATION, CONSTRUCTION, PROJECT MANAGEMENT**, and ongoing maintenance in its Wireless and Wireline divisions

SECTORS



ENGINEERING, PROCUREMENT, & CONSTRUCTION

WestTower Communications, established in 1990 as a tower design and construction company, has grown to become Canada’s largest self-performing telecommunications services provider. Renowned for tackling tough jobs in remote areas, WestTower’s expertise extends across Canada and the United States. In early 2024, the company consolidated operations from Edmonton and Telfordville into a 22,000-square-foot facility on 5.5 acres in Spruce Grove.

This move positioned Spruce Grove as the hub of their operations, alongside 19 other offices across Canada and the United States. From building and maintaining networks for major clients like TELUS, Bell, and Rogers to providing dependable connections for communities, WestTower’s vision is to keep people seamlessly connected to their world.

Spruce Grove’s supportive community and skilled workforce align with WestTower’s core values of investing in people and delivering exceptional results. The city offers access to skilled labor, modern industrial space, and proximity to major transportation routes, making it ideal for its diverse operations.

“Spruce Grove’s workforce is incredibly varied,” says the team at WestTower. “We’ve found engineers, electricians, and skilled laborers all within this community.” WestTower continues to foster local partnerships, sponsor youth programs, and invest in its community while maintaining its focus on innovation, safety, and excellence.





heavymetalequipment.ca

HEAVY METAL EQUIPMENT & RENTALS



LOCATION
301 Tamarack Drive



REACH
Headquartered in Spruce Grove; offices across Alberta, remote locations across Canada, and an international office in Nevada



YEARS IN SPRUCE GROVE
Laid roots in Spruce Grove in 2018



NUMBER OF EMPLOYEES
Approximately 1300 total employees; 80 in Spruce Grove



PRODUCT OR SERVICE
Heavy equipment rentals



FACILITY SIZE
Over 75,500 sq ft. of building space across 9 acres, including a new 18,000 sq ft. office



“While one might perceive our Spruce Grove location in the corner as somewhat inconvenient, the community has proven to be exceptionally supportive. They have been proactive in assisting businesses, particularly when it comes to managing large loads and other logistical needs. Spruce Grove is genuinely committed to collaborating with us to ensure our success in this area.”

JESSE VAN DER WERF
PRESIDENT & CEO
Heavy Metal Equipment & Rentals

Heavy Metal Equipment & Rentals is the **NAMING RIGHTS** sponsor for Spruce Grove’s new civic centre, now called **HEAVY METAL PLACE**

Heavy Metal’s fleet includes over **750** ultra-class mining trucks, shovels, and other civil and mining-sized dozers, loaders, graders and more

Heavy Metal supplies products and rentals to **ALL FOUR EARTH-MOVING INDUSTRIES** – Mining, Construction, Pipeline and Forestry

SECTORS



HEAVY EQUIPMENT RENTALS



**ENERGY SECTOR
SERVICE & SUPPLY**

Heavy Metal Equipment & Rentals, a leader in heavy equipment solutions, has been serving Western Canada from Spruce Grove since 2018. In December 2023, they expanded into their new 18,000-square-foot facility. Heavy Metal specializes in renting, maintaining, and transporting a diverse fleet of heavy machinery, supporting industries ranging from mining, to oil and gas, and construction.

What sets Heavy Metal apart is their integrated approach to equipment management. From in-house maintenance and skilled technicians to a dedicated transport division, they provide end-to-end solutions for their clients. Their focus on innovation and efficiency has made them a trusted partner for projects in remote locations. To

maintain a world-class fleet, the company has sourced equipment from international markets, ensuring clients have access to cutting-edge technology and reliable machinery wherever they are.

Spruce Grove’s central location offers Heavy Metal seamless access to major transportation routes and a strong, skilled workforce. As the team puts it, “We love the convenience of being here and the connections we’ve made in the community.” Their commitment to the city is reflected in their naming sponsorship of Spruce Grove’s new civic center, now known as Heavy Metal Place. Spruce Grove’s supportive environment and strategic location continue to play a key role in Heavy Metal’s growth and success.



Did You Know?

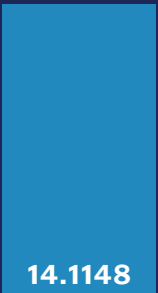
Spruce Grove’s non-residential tax rate is nearly half of Edmonton’s, giving businesses a competitive edge with significant cost savings—perfect for reducing expenses while staying connected to major markets and a skilled workforce.

EDMONTON TAX RATES



26.4631%

SPRUCE GROVE TAX RATES



14.1148

Real World Impact

EXAMPLE PROPERTY VALUE: \$1M

Edmonton Taxes
\$26,463.10

Spruce Grove Taxes
\$14,114.80

This illustration is for demonstration purposes only. Figures are based on 2024 tax rates and do not include any additional supplementary taxes you may be required to pay.



A COMPETITIVE EDGE IN TAX SAVINGS FOR BUSINESSES

A Business-Friendly Environment with Low Non-Residential Tax Rates

Spruce Grove’s non-residential tax rate offers businesses a significant advantage, with rates nearly half those in Edmonton. Located along major transport routes and with easy access to rail and air, Spruce Grove is already a proven industrial player in the region.

The city’s lower tax rate translates to substantial savings for companies looking to reduce operational costs while benefiting from a skilled local workforce and proximity to major markets.

Spruce Grove’s commitment to supporting business growth and investment enables the city to offer a welcoming environment for companies of all sizes. In Spruce Grove, businesses flourish thanks to lower costs and the support of a community that truly values economic development.

Discover the benefits of Spruce Grove’s low non-residential tax rate and see how our city can support your business’s success. Reach out today to learn more about locating your business in Spruce Grove.

**BEST TIME TO INVEST
IN SPRUCE GROVE?**

**RIGHT
NOW!**

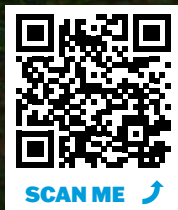


SCAN ME ↗

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& BUSINESS DEVELOPMENT**

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