

Amherst Business Park Grow Your Business in the Centre of It All

**Amherst,
Nova
Scotia!**

Perfectly suited for businesses connected to national supply chains, defence and security industries, emerging energy sectors, advanced manufacturing, and more.



Amherst
NOVA SCOTIA

The Right Site To Grow

At the Town of Amherst, we are ready to assist your business in finding the right site to grow. We make it easy to develop here with our clear, expedited processes and our personal approach.

The Amherst Business Park sits at the geographic centre of the Maritimes, with direct access to the Trans-Canada Highway and rail. The site is within easy reach of major Atlantic markets, as well as two international airports and the Port of Halifax.

From a logistics and operations standpoint, Amherst is uniquely positioned, and the new Business Park is being built upon that major strength.

Site Information

Location: Amherst, Cumberland County, Nova Scotia, Canada

GPS Coordinates:
Latitude: 45°48'34.284"N
Longitude: 64°12'31.999"W

Available Land: Over 120 Acres

Development-Ready: Atlantic Certified Sites

Zoning: Industrial and logistics, commercial and service-oriented businesses

Access: At Exit 4, on Trans-Canada Highway 104

Nearest Airports:
Greater Moncton Romeo LeBlanc Intl. (60 km)
Stanfield International Airport (167 km)

Electricity Provider: Nova Scotia Power

Natural Gas Supplier: Heritage Gas

Telecommunications: Bell Aliant, Eastlink

Water Service: Town of Amherst

Wastewater Service: Town of Amherst

Commercial Property Tax Rate:
\$4.470 per \$100 of assessment

Water Rates: \$0.894 per cubic metre

Wastewater Rates: \$0.49 per cubic metre

Building Permit Fees: \$50 + \$0.17 per sq.ft.

Services

- ▶ Three-phase electrical service with 25 kV/14.4 kV line
- ▶ Municipal water, sewer, and stormwater
- ▶ Natural gas
- ▶ Fibre-optic up to 3 Gbps

Incentive Programs

- ▶ **Amherst Development Rebate Program.** Phased-in assessment of municipal tax for new construction and expansion of commercial properties.
- ▶ **Industrial Research and Assistance Program (IRAP).** Technical and financial assistance at all stages of the innovation process, building innovation capacity, and successfully taking ideas to market.
- ▶ **Workforce Innovation and Productivity Skills Initiative (WIPSI).** Federal program to help employers attract and retain global talent with expedited immigration processing. An additional program feature allows employers to hire international students from Atlantic universities upon graduation.
- ▶ **Invest Nova Scotia.** Provincial government agency offering trade missions, export support, labour market research. Funding to support research, improve productivity, competitiveness, and capacity, and facilitate exporting.
- ▶ **Atlantic Certified Sites.** An economic development program that identifies and promotes industrial and commercial properties in Atlantic Canada that are ready for investment and development. Amherst Business Park lands are certified development-ready through this program.

A Vision for The Future

Amherst's existing Industrial Park was nearing capacity, and a decision was made to take action for the future and acquire adjacent land to allow continued growth.

When communities run out of available land, they start losing opportunities, not because they aren't attractive, but because they aren't ready.

We're grateful to the local landowners who worked collaboratively with the Town. These agreements reflect a shared understanding that this project serves the greater good of Amherst. This kind of cooperation is one of our community's strengths.

The Amherst Business Park is a generational investment in jobs, growth, and long-term prosperity for our community, our workers, and for the businesses who establish themselves here.



Global Market Accessibility

The Amherst Business Park is in the geographic centre of the Maritimes. Located beside the Trans-Canada Highway, it is a perfect location for a broad range of uses – from industrial and logistics to commercial and service-oriented businesses.

Just a 2-hour drive from the Port of Halifax and about 3 hours from Calais, Maine. Stanfield International Airport is 90 minutes away, with daily direct flights to Europe, Calgary, Edmonton, Vancouver, Boston and New York. Intermodal transportation and rail sidings are easily accessible, enabling direct access to the North American rail network and the Port of Halifax.

Distance and Travel Times to Major Cities

ROAD

	Km	Hours
Moncton, NB	65	<1
Halifax, NS	195	2
Calais, ME	330	3.25
Boston, MA	870	8.5
Montreal, QC	1,050	10
Ottawa, ON	1,240	12
New York, NY	1,200	12
Philadelphia, PA	1,350	13
Toronto, ON	1,600	15
Buffalo, NY	1,585	15
Detroit, MI	1,955	18

RAIL / INTERMODAL

	Hours ¹
Toronto, ON	105
Windsor, ON	109
Winnipeg, MB	123
Saskatoon, SK	167
Detroit, M	177
Chicago, IL	168
Edmonton, AB	183
Waterloo, IA	236
Vancouver, BC	262
Prince Rupert, BC	267
New Orleans, LA	269

OCEAN CARGO

Import² Export²

St. John's, Canada	1	1
Liverpool, England	8	7
Valencia, Spain	9	19
West Palm Beach, USA	10	4
Barcelona, Spain	11	36
Gothenburg, Sweden	14	19
Hamburg, Germany	14	11
Rotterdam, Netherlands	18	6
Haifa, Israel	19	27
Singapore, Singapore	23	31
Shanghai, China	33	41

1. Transit times provided by CN Rail and subject to change. For most current transit estimates, visit: www.cn.ca

2. Transit times provided by Port of Halifax and subject to change. For most current transit estimates, visit www.portofhalifax.ca

Amherst is open for business in the centre of it all!
Our goal is flexibility, offering land in configurations and degrees of visibility that make sense for your unique needs. Let's discuss how locating in the Amherst Business Park could be the best fit for you.



POPULATION

- ▶ Amherst: 9,415 people
- ▶ Cumberland: 30,000
- ▶ Within 45 Mins: 195,000
- ▶ Within 200 KM: +1 million



ACTIVE LIFESTYLE

Range of recreation facilities from the YMCA to Amherst Stadium, ball parks and courts, and the most parks per capita.



EDUCATION

Excellent elementary and junior high schools, NSCC Cumberland Campus, and Mount Allison University a short drive away.



LABOUR FORCE

- ▶ Amherst: 4,400
- ▶ Cumberland: 13,600
- ▶ Within 45 Mins: 88,500



AFFORDABLE LIVING

Average single family home price in Amherst: \$260,000



HEALTH CARE

The Cumberland Regional Health Care Centre offers 24-hour emergency care and a wide range of additional services.

Contact Us Today



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