

# AMHERST INDUSTRIAL PARK

Positive energy for  
your business growth



Easy highway access for logistics and distribution.

Quality rail, road, and utility infrastructure.

Wide range of available buildings and greenfield sites.

Well-suited to manufacturing and green technology.

**The Town of Amherst** is ready to assist your business in finding the right site to grow. Our industrial park is home to companies in aerospace, green technology, food processing, manufacturing, and distribution sectors. Available buildings and development-ready sites range from one acre to 122 acres, located in the geographic centre of Atlantic Canada with easy access to road, rail, air, and sea.

We're looking for compatible businesses that are environmentally responsible, innovative, and focused on export markets. Let's talk about your next big move!

## Site Information

Location	Amherst, Cumberland County, Nova Scotia, Canada
GPS Coordinates	Latitude: 45°48'50"N Longitude: 64°13'30"W
Site Sizes	1 - 122 acres
Zoning	Industrial (manufacturing/assembly/warehousing)
Access	At Exit 3, on Trans Canada Highway 104
Nearest airports	Greater Moncton Romeo LeBlanc International Airport: 60 km Stanfield International Airport: 166 km Fox Harbour Private Jetport: 69 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
Average cost of land	\$14,000/acre
Property tax rate	\$4.43 per \$100 of assessment
Average assessment	\$781,582
Average lease rates	Industrial: \$5/sq.ft., Commercial: \$12/sq.ft., Retail: \$10/sq.ft.
Development charges	\$0.17 per 100 sq.ft.
Water rates	\$0.694 per cubic metre
Wastewater rates	\$0.49 cubic metre
Building permit fees	\$50 + \$0.17/ft²
Site plan application fee	Please inquire

### SERVICES

3-Phase electrical service with 25 kV/14.4 kV line  
Municipal water, sewer, and stormwater  
Natural gas  
Fibre-optic service up to 940 Mbps.

▶ According to KPMG's 2016 guide to international business costs, locating a business in Canada costs 14.6 percent less than locating in the USA.

## Incentive programs

### Amherst Development Rebate Program

Rebates on municipal tax for new construction and expansion of commercial properties.

### Industrial Research Assistance Program

Technical and financial assistance at all stages of the innovation process, to build innovation capacity and successfully take ideas to market.

### SR & ED Tax Incentive Program

Federal program offering investment tax credits and expenditure deductions for scientific research and experimental development.

### Workplace Innovation and Productivity Skills Initiative (WIPSI)

Provincial government funding to train staff and improve productivity and profitability, increase innovation, adapt to new technology, machinery and equipment, or work processes.

### Atlantic Immigration Pilot

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.

### Nova Scotia Business Inc. (NSBI)

Provincial government agency offering trade missions, export support, labour market research. Funding to support research, improve productivity, competitiveness, and capacity, and facilitate exporting.

### Innovacorp

Early stage venture capital and support for innovative Nova Scotia start-ups focusing on information technology, clean technology, life sciences and ocean technology.

## Dedicated labour force

Employee loyalty is strong in Amherst, where many manufacturers and businesses report keeping employees for life.

The workforce is supported by quality educational institutions like Mount Allison University and Nova Scotia Community College, which provides specialized training according to sector needs.

## Close to global markets

The Amherst Industrial Park is beside the Trans Canada Highway, making it a popular location for logistics and warehouse operations serving the northeastern US/Canadian market.

We're just a two hour drive from the Port of Halifax and about three hours from Calais, Maine. The 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 located in the park at available sites enable direct access to the North American rail network and the Port of Halifax.

## Quick Facts

### Population

Town of Amherst	9,415
Cumberland County	30,000
Within 45 minute drive (60 km)	193,680

### First Language

English	96.6%
French	1.7%
Other	1.7%

### Labour Force (age 15+)

Town of Amherst	4,380
Cumberland County	13,645
Within 45-minute drive (60 km)	88,125

### Average annual income

\$22,968

### Average cost of single family home

Town of Amherst	\$111,400
Cumberland County	\$78,600



## Distance and travel time 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, PQ.....	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*
Toronto, ON.....	105
Windsor, ON.....	109
Winnipeg, MB.....	123
Saskatoon, SK.....	167
Detroit, MI.....	177
Chicago, IL.....	168
Edmonton, AB.....	183
Waterloo, IA.....	236
Vancouver, BC.....	262
Prince Rupert, BC.....	267
New Orleans, LA.....	269

\*Transit times provided by CN Rail and subject to change.  
For most current transit estimates, visit [www.cn.ca](http://www.cn.ca)

### OCEAN CARGO

	Import*	Export*
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

\*Transit times provided by Port of Halifax and subject to change.  
For most current transit estimates, visit [www.portofhalifax.ca](http://www.portofhalifax.ca)



## See why we love it

If you like small town living with access to excellent schools, recreation, and health care facilities, you'll love the Town of Amherst. We're not the only ones who think Amherst is a great place to live. MoneySense Magazine rated Amherst as the best small town in Nova Scotia in their 2017 ranking of the best places to live in Canada.

## Active, healthy community

Our well-maintained recreation facilities include the Amherst Stadium's ice surface and the YMCA's fitness centre and swimming pool. Outdoor facilities include a splash pad, skatepark, baseball park complex, basketball courts, new tennis courts, and modern playgrounds. Youth enjoy lots of options for organized sports and competitive team activities including swimming, hockey, soccer, and basketball.

In the heart of downtown Amherst, you'll find Victoria Square, a beautiful gathering space where we host concerts, family movie nights, and community celebrations. Amherst is home to many artisans and musicians who perform regularly in local restaurants and community centres. Less than an hour away, Ship's Company Theatre in Parrsboro offers live summer theatre daily.

Outdoor enthusiasts will love the extensive network of groomed snowmobile and ATV trails throughout the hills of Cumberland County. Fish for Atlantic salmon in our tidal rivers and huge striped bass along the Bay of Fundy. The 50,000-acre Tantramar Marsh attracts large numbers of ducks and geese, and our forests are abundant in white-tailed deer, black bear, ruffed grouse, and pheasants. We're just a 30-minute drive to sandy red beaches with the warmest ocean waters in Nova Scotia and 45 minutes to downhill skiing at Wentworth Mountain.

## World-class education

**Mount Allison University** is located just 22 km away in Sackville, New Brunswick. The university has been ranked Canada's #1 undergraduate university by Maclean's Magazine more times than any other university.

**Nova Scotia Community College (NSCC)** offers a wide range of post-secondary programs from the Cumberland campus. Programs are delivered in full-time, part-time, and continuing education formats.

**Amherst Regional High School** is an 800-student secondary school that was built in 2000, with a 493-seat theatre and a high school regulation gymnasium. The school delivers classes from grade 9 to 12 as well as the Career Exploration Program (CEP) and hosts the largest number of international students in Nova Scotia.

Our modern and well-equipped elementary and junior high schools have award-winning programs in music, visual art, programs for students with special needs, and integrated French and French Immersion programs.

## Excellent health care

Employers do not pay premiums for health care. Nova Scotia provides residents with coverage for medically-required hospital, medical, dental and optometric services.

The **Cumberland Regional Health Care Centre** provides 24-hour emergency care, surgery, internal medicine, anesthesia, obstetrics, general medicine, intensive care, diagnostic imaging, physiotherapy and occupational therapy, diabetes education, laboratory and related support services. The \$46-million facility was built in 2001.



## Affordable housing

From contemporary homes to grand Victorian mansions, a wide range of housing options are available at very affordable prices.

The average cost of a single family home is \$111,400 and a fully restored Victorian home can be bought for less than \$700,000.