

INDUSTRIAL PARK



PERTH ANDOVER
CONNECT TO A GREENER LIFE



PERTH-ANDOVER
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Perth-Andover Industrial Park

HISTORY

In 1991 the municipality established a 25-acre block of land for an industrial park. Several businesses have established themselves in the Industrial Park, and the municipality has expanded the park to over 30 acres to accommodate future demand. Businesses wishing to establish in the park can expect Mayor and Council to do whatever possible to assist them. Perth-Andover is ideally located for businesses looking for excellent access to USA, Ontario, Quebec, and eastern parts of Atlantic Canada. When you combine this with an excellent quality of life, you have one of the most attractive areas in the province for locating a new industry. You will find an adequate supply of labour, low-cost power and a positive attitude from other businesses and Council. We look forward to an opportunity to discuss the many positive aspects of our community that can benefit you and your business.

CONTACT

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OVERVIEW

Perth- Andover is located on the Saint John River, 40 km south of Grand Falls near the mouth of the Tobique River. The Village has a service area of more than 6,000 people. Nestled between the rolling hills of the upper river valley, this picturesque village is often referred to as the 'Gateway to the Tobique'. The municipality is 10 km west of the U.S. border and approximately 80 km north of Woodstock and the entrance to Interstate 95, leading to the New England states. Within the Municipality there are EV Chargers installed at 4 different locations for easy access and as part of our commitment to a greener life. The municipality does all residential pickup of garbage weekly and recycling on a once per month schedule, with very few exclusions.



TOPOGRAPHY

The Perth-Andover Industrial Park is bounded on the west by the Trans-Canada Highway # 2, to the east by Department of Education property, to the south by Nissen Street, and to the north by farmland. The Park is generally level on a plateau overlooking the St. John River, with a slight slope from the northwest downwards to the southeast. There is a 30-to-40-degree step-up of approximately 20 to 25 feet in the northeast. The Park has excellent drainage, with surface water draining southeast to the St John River. The Park, at its lowest point, is situated at 30 feet above the St John River. The soil conditions in the Park are consistent with the rich agricultural land of the area. The Park has deep topsoil with gravelly subsoil. Most of the overburden has been removed in the developed sections

FIRE PROTECTION

Fire protection services are provided by the Perth-Andover Volunteer Fire Department, located 3 km south of the park. The department has a volunteer force of 23 firefighters supported by 1 tanker, 2 pumper trucks operating at 1000 gallons per minute, one support truck and one rescue truck.

SECURITY

The Industrial Park is policed by the RCMP West District – Western Valley Region. The Perth Andover office has a fully staffed detachment. A District Assistant provides front counter services from the Perth-Andover Post. The neighbouring Tobique First Nation Community Policing Post (four officers) provides backup assistance in emergency situations.



ADMINISTRATION & MAINTENANCE

The Perth-Andover Industrial Park is administered by the Village of Perth-Andover. The Perth-Andover Public Works Department is responsible for the maintenance and snow removal of streets in the park. The Municipality is responsible for the maintenance of municipal water and sewer systems in the park, and the Perth-Andover Electric Light Commission is responsible for hydro servicing within the park.



ELECTRICITY

Perth-Andover Electric Light Commission has one of the lowest power rates in Atlantic Canada. The municipality prides itself on operating the only Village-owned electric utility in New Brunswick. Being a small utility, the municipality can provide high-quality, efficient power service to its customers.

The utility provides Perth-Andover with its electrical power, which is sourced from a hydroelectric dam, and supplied by a 69,000-volt line to the substation in agreement with Algonquin Tinker Gen Co. The substation is in the Industrial Park. The Perth-Andover Light Commission is completely independent of NB Power. However, emergency or backup power can be sourced from NB Power's 69,000- and 138,000-volt lines that pass near the Village limit. The Perth-Andover Light Commission supplies secondary power of normal voltage, 120/240-volt, 120/208 volt, and 347/600 volt.

CURRENT ELECTRICITY RATES

General Service

1st 5000 kWh = \$0.1301

Balance kWh = \$.0923

1st 20 kW Demand = \$0

Balance Demand kW = \$10.14

Service charge = \$18.38

Residential

1st 1500 = \$0.1802

Balance kW = \$0.1038

Service Charge = \$18.02



GREEN INITIATIVES

The municipality has installed 5 electric vehicle chargers at 4 different locations in the community.

A mini-split rental program is offered to all residents of the Village and nearby areas, to lower electricity consumption and costs.

All power used by consumers of Perth-Andover Electric Light Commission is generated by a hydroelectric dam.

Village Council is continually exploring other green options they can bring to the residents of Perth-Andover.

SEWER

An 8-inch gravity flow sanitary sewer is available to the serviced lots, with the designed capacity to service the balance of the lots in the Park

Annual Rates:

Water \$470/year/unit

Sewer \$245/year/unit

Combined \$715



STORM DRAINS

The Park uses an open-ditch drainage stormwater management system. All ditches have been landscaped and stabilized with sod. Park tenants are encouraged to mow and maintain ditches abutting their property.

WATER

The water for the Village of Perth-Andover Industrial Park is supplied from two drilled wells, one of which is located approximately 1 km from the Park. A 275,000-gallon water tower is located inside the Park to supply the high-pressure water system, providing additional fire protection. The water supply system located in the Park has a pumping capacity of 600 gallons per minute, 864,000 gallons per day. The water trunk main serving the Park is 10 inches in diameter, with Park installed lines up to 8 inches in diameter.



HIGHWAYS

The Perth-Andover Industrial Park is adjacent to the Trans-Canada Highway exit 115. The Park is 112 km north of Interstate 95 at the New Brunswick/Maine border and is 111 km south of the New Brunswick /Quebec border.

DISTANCE TO URBAN CENTERS

Urban Centre	Km	Miles
St John	283	176
Moncton	379	235
Fredericton	181	112
Montreal	642	399
Boston	696	434
Toronto	1185	736
New York	1027	638

FREDERICTON AIRPORT

International Airport 198km
Offering flights from Air Canada, PAL airlines, Porter Airlines and WestJet, with flights to Toronto, Montreal, Ottawa, Boston, Halifax, and Newfoundland. Covid testing is now available at the Airport.

GREATER MONCTON ROMEO LEBLANC

International Airport 356km
Offering flights from Air Canada, PAL airlines, Porter Airlines and WestJet, with flights to Toronto, Montreal, Ottawa, Boston, Halifax, and Newfoundland.



SEAPORTS

The Port of Saint John, located 283 km from Perth-Andover, has some of the most modern and well-equipped facilities in North America. The year-round, deep-water port is the 5th busiest in Canada, shipping 26.0 million tonnes in 2020. Served by two railways and numerous trucking firms, the Port's specialized terminals offer high-speed handling of containers, forest products, and bulk cargoes.

The Port of Bayside is located 265km from Perth-Andover on the St Croix River in the Bay of Fundy. The port has 3 berths, overall outside berth length is 242 m long with a depth of 9.6 meters at low tide. The port specializes in agricultural products and uses a multi conveyor/hopper system for loading aggregate vessels

PARK MAP

Lots available:
PID# 65192882 as
highlighted in
diagram.
4.07 Hectares =
10.05 Acres.

FIND US HERE

Industrial Park St,
Perth-Andover, NB
E7H 4K6



Scale/Échelle 1:6128

Date: 2022/01/12 10:20:26

0 100.0 200.0 300.0 mètres



DEVELOPMENT INCENTIVES

BUILDING HERE – WE CAN HELP

For businesses or individuals looking to construct a building, we have incentives and initiatives to help you accomplish your goals. Property owners may apply after construction is complete, and they received a new annual tax bill.

Construction Incentives for New Residential & Commercial Property

Tax Rebate Incentive

*Must increase property assessment by at least \$100,000

Tax Rebate

*municipal portion

Year 1 – 100%

Year 2 – 75%

Year 3 – 50%

Year 4 – 25%

Water & Sewer Tax Rebate

*New residential & commercial

Tax Rebate

*municipal portion

Year 1 – 100%

Year 2 – 75%

Year 3 – 50%

Year 4 – 25%

Land & Services Development

*Assistance in providing land & services for new construction

Projects will be handled on a case-by-case situation



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