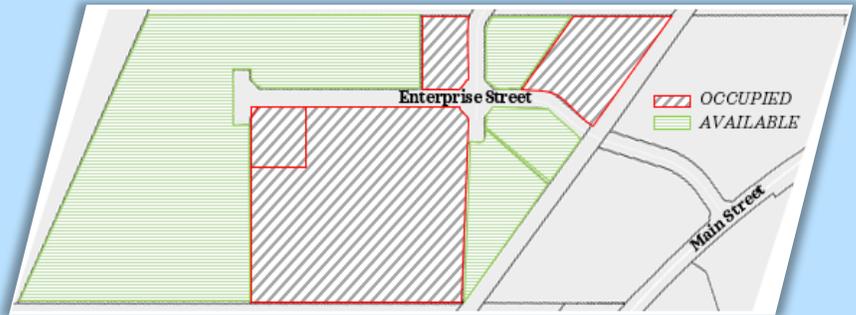


CONTACT

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General Manager

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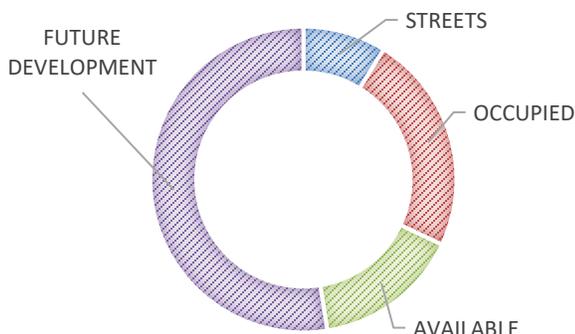


(506) 523-6921 | villageofrexton@nb.aibn.com | www.villageofrexton.com

The Rexton Business Park straddles the border of the Village of Rexton and the Town of Richibucto. The park is located adjacent Highway 11's Exit 57. The Park is bound to the east by Highway 11 and to the south by Main Street (Route 134). To the north and west are large, undeveloped tracts of land, ideal for future expansion of the business park.

The site of the Rexton Business Park is flat, with virtually no slope in any direction. The site lies on the estuary of the Richibucto River, which empties into Northumberland Strait. However, the site is well above sea level and does not experience flooding. Surface water run-off is to the south and the Richibucto River. The Park is well drained and does not experience ponding.

LAND DESCRIPTION



The overburden is deep, consisting of a sand/gravel/clay aggregate. The overburden poses no site restrictions and is considered suitable for development. The Park is well treed, with the forest canopy largely intact. The predominant species are pine and spruce, interspersed with some poplars. The forest is estimated to be between 50-70 years of age. The current expansion taking place in the southwest section of the park has the densest tree cover, ideal for screening and buffers.

AMENITIES

A. MAINTENANCE

The Village of Rexton and the Town of Richibucto are jointly responsible for maintenance and snow removal for streets in the park. The municipalities are also responsible for maintenance of municipal water and sewer systems in the village/town.

B. HOSPITAL

Rexton Community Health Center

The health center employs a talented and dedicated team of nurses and physicians. The Center provides a network of services and programs to lead the way in health promotion and education.

Stella-Maris-De-Kent Hospital

Located in Saint-Anne-de-Kent, 14 kilometres south of Rexton-Richibucto, the hospital serves a rural population of about 40, 000 inhabitants in more than 22 communities. The health care team in this 20 bed hospital is made up of 24 physicians, 112 employees and over 20 volunteers.

Moncton Hospitals (serves the greater Moncton region)

Both hospitals are located in central Moncton, approximately 75 kilometres south of the business park.

The **Moncton Hospital** is a critical care and level 2 trauma center, a maritime referral destination for acute and trauma cases. As well, the hospital provides family practice, medical and surgical sub-specialties.

The **Dr. Georges-L.-Dumont Hospital** is a major referral center for other parts of New Brunswick. As a teaching and research hospital, it maintains close ties with a number of the country's universities and colleges. This 302-bed hospital has a team of 180 physicians, 2,000 employees and 315 or so volunteers.

C. FIRE PROTECTION

Fire protection at the Business Park is provided by both the Rexton and Richibucto Volunteer Fire Departments. The combined departments have a volunteer complement of 46 firefighters supported by 4 pumper tanker trucks. Both communities have mutual aid agreements with St. Louis.

D. SECURITY

Richibucto services as the District detachment headquarters for the RCMP, with approximately 40 constables policing the region, including Rexton and Richibucto.



**Business Park
Parc d'affaires**

REXTON

Rivière de Richibucto

134

11

116

495

134

11

PRINCE
EDWARD
ISLAND

NEWFOUNDLAND
& LABRADOR

NOVA SCOTIA

NEW
BRUNSWICK

YUKON

BRITISH
COLUMBIA

ALBERTA

SASKATCHEWAN

WINNIPEG

QUEBEC CITY

OTTAWA

CHARLOTTETOWN

FREDERICTON

HALIFAX

ST. JOHN'S

E

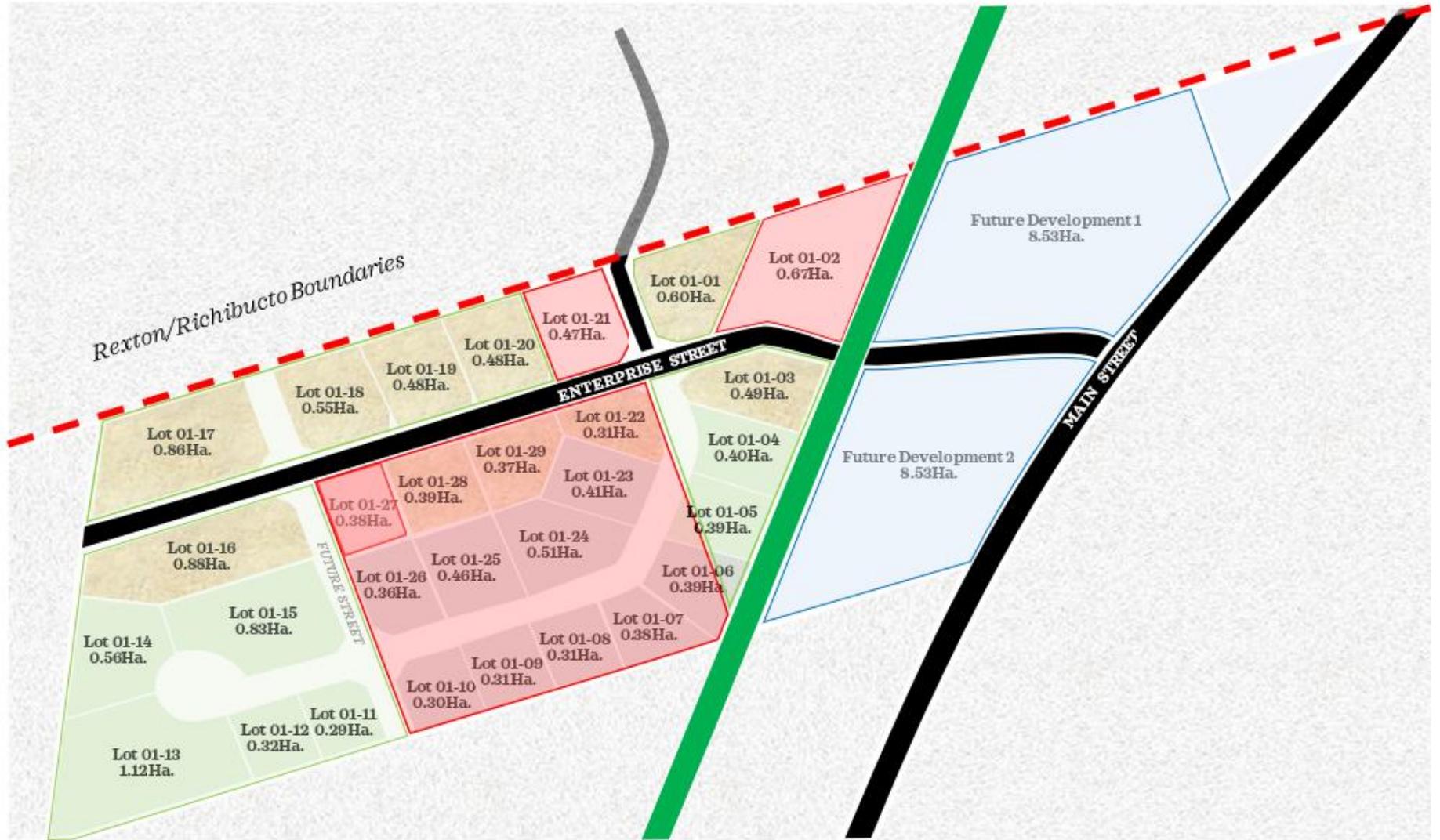


Distance to Urban Markets

<u>URBAN CENTER</u>	<u>KILOMETRES</u>	<u>MILES</u>
Moncton	72	45
Fredericton	172	107
Saint John	231	144
Boston	869	540
Montreal	874	544
New York	1,198	745
Toronto	1,417	881



TENTATIVE LOTS – NOT SURVEYED



Available
 Occupied
 Sewer Service Access
 Future Development

SERVICING

A. WATER

The Town of Richibucto water supply is sourced from two wells, with a third under construction. Each well produces 144,000 gallons per day. Current demand averages 150,000 gallons per day, roughly fifty percent of the system capacity. The Town of Richibucto Water Treatment Plant has a capacity of 430,000 gallons per day. The water is chlorinated after filtration and prior to distribution. Water is distributed in the industrial park via 8", 12" and 18" water mains.

B. SEWER

The Village of Rexton Sewage Lagoon is a 10-acre cell lagoon. Treated effluent is discharged into the Richibucto River. The business park is serviced with a 10" sanitary sewer main. The pumping system is powered by electric motors and is backed up with gas powered motors.

C. STORM SEWER

The Park utilizes an open-ditch storm water management system. All ditches in the established section of the park have been landscaped and stabilized with sod. The newest section of the park has gravel ditches. Park tenants are encouraged to seed, mow and maintain ditches abutting their property.

D. STREETS

All streets within the park are paved with asphalt. The streets utilize open ditches for storm water runoff and have compacted gravel shoulders. There is street lighting throughout the park and fire hydrants are located every 500 feet on all streets in the park. The Park and street network recently completed a major expansion to the southwest. The expanded area of the park is fully serviced.

E. RAIL

There is no rail service to the Rexton Business Park.

F. POWER

NB Power provides electrical power in New Brunswick. Three phases 608-volt power is available in all areas of the Rexton Business Park. Power is distributed via overhead power lines.

G. BROADBAND

Broadband, or high-capacity internet, is used to send or view large amounts of information, including live video and audio, via internet. This service is available throughout the park. Contract for broadband service is available through the local Aliant (New Brunswick) office.

TRANSPORTATION

A. HIGHWAY

The Rexton Business Park is located adjacent Highway 11 at Exit 57. Highway 11 is the principal highway serving eastern New Brunswick between Shediac (near Moncton) and Campbellton. At Moncton, the Rexton Business Park accesses the Trans-Canada Highway 2 south to Nova Scotia and PEI; or west to the US border at Woodstock, where it connects with Interstate 95. At Riverglade, the TCH 2 meets Highway 1, with direct four-lane access to Saint John and the US border at St. Stephen.

B. AIRPORT

Miramichi Airport (62km)

The Miramichi Airport is located at the junction of provincial Highway's 11 and 117. The airport serves a population of 55,000 within a 50-kilometre radius. The airport operator provides basic ground service support including jet fuel, av gas, ground power, de-icing and UNICOM operations. The runway is 5,900 feet x 150 feet and is maintained year-round.

Greater Moncton International Airport (80km)

GMIA serves over 1.5 million consumers within a 2.5-hour drive, more than any other airport in Atlantic Canada. It has posted double-digit growth annually over the recent years in both passenger and cargo traffic. GMIA is the regional center for cargo traffic, with both Purolator and FedEx based from the city. GMIA provides user-friendly connections around the world and offers over 100 weekly direct flights servicing all the major commercial centres in Canada. GMIA's state of the art terminal opened in the Fall of 2002 and has the only fully serviced 24-hour tower in New Brunswick, as well as 6,125 ft. and 8,000 ft. runways.

C. SEAPORT

Port of Miramichi (62 km)

The Port of Miramichi is a 2.16-hectare site with a 313-metre berthing wharf (nine metre depth). The port has two unheated storage sheds (10,300 m² and 2,325 m², respectively) and 9,000 m² open storage space.

Port of Belledune (180 km)

Located on Chaleur Bay immediately north of Bathurst, the port specializes in bulk commodities and general cargo. In 2001 the port handled 2.4 million tonnes of cargo from its three berths, with lengths of 155,307, and 455 metres, respectively, with corresponding depths of 11, 13.4-14.2 and 10.2-11.2, respectively. There is also a 6,500 m² warehouse on the third wharf.

Cont.

C. SEAPORT (CONT.)

Port of Saint John (225 km)

The year-round, deep water port is the third busiest in Canada and the busiest in eastern Canada (2003, 26.09 million metric tonnes). Close access to road and rail lines, together with roll-on/roll-off capacity and other specialized cargo-handling and storage facilities make the Port highly competitive. The Port features 3,741 metres of berthing space, 104,091 m² of shed space, 42.5 hectares of open storage space, with depth's ranging from 9-12 metres. The port maintains excellent connections with Europe, North and South America, Asia, Africa, the Middle East and the Caribbean

D. RAIL

The New Brunswick East Coast Railway short line between Moncton and Campbellton provides rail service to eastern New Brunswick. The nearest access is either at Miramichi or Moncton. Also, at Moncton is CN's Halifax-Vancouver mainline, allowing for direct rail access to western Canada, the US Midwest and the Gulf of Mexico. A CN short line from Moncton connects with the NB Southern Railway Ltd. at Saint John, allowing for direct rail access to the US northeast.

Prime location.
Home to industrial, commercial
and recreational businesses!
ENQUIRE TODAY!