



# Where the Rubber Meets the Road

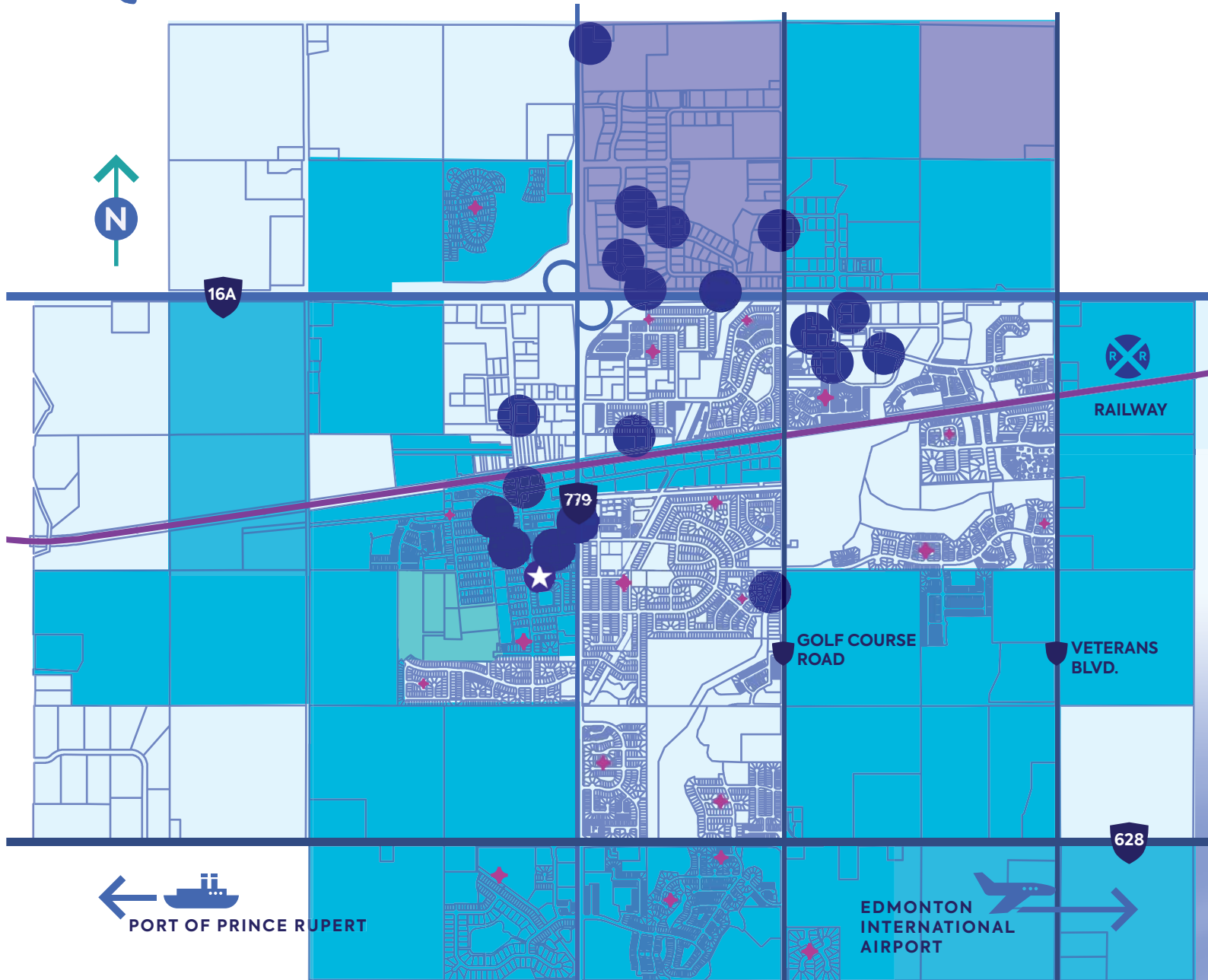


Welcome to Stony Plain, where our logistics and professional services sectors are full of potential. Strategically positioned and boasting top-notch players, Stony Plain is the perfect destination for businesses seeking expansion opportunities.

As the gateway for the Edmonton Metropolitan Region, Alberta, and beyond, Stony Plain's strategic location offers global market access with some of the world's best transportation infrastructure. With competitively low real estate costs and one of the lowest non-residential tax rates in the region, Stony Plain offers a cost-conscious option to locate, establish, and grow your business. This translates to a high quality of life, making our community an ideal place to live and work.

With several globally renowned post-secondary institutions in the region generating new talent in the labour pool, the potential for innovation is high in Stony Plain. Paired with an expansive service area and growing populations, interest in Stony Plain is growing, and rightfully so. Whether you want to leverage our existing industry or secure your position in one of Canada's fastest-growing metropolitan regions, we're confident you've found the right place. We invite you to explore the possibilities, rev up your engines, and invest in a bright future in Stony Plain.

# OUR Roadmap



## LEGEND

-  Professional, Scientific & Technical Businesses
  North Business Park
  Downtown Stony Plain
-  Old Town South Redevelopment
  Growth Opportunities
  Residential Area



# ON THE *Right* track

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450<sup>+</sup>

PROFESSIONAL, SCIENTIFIC,  
AND TECHNICAL BUSINESSES

96k

SKILLED WORKERS  
REGIONALLY

\$17<sup>+</sup><sub>B</sub>

PROFESSIONAL, SCIENTIFIC,  
AND TECHNICAL SERVICES GDP

- There are over 450 businesses that operate in Stony Plain's professional, scientific, and technical services industries that employ 455 residents. Additionally, nearly 250 businesses operate in Stony Plain's transportation and warehousing industries that employ 355 residents.<sup>1</sup>
- In 2022, the professional, scientific, and technical services industries accounted for \$17.06 billion of Alberta's GDP. The transportation and warehousing sector wasn't far behind at \$15.6 billion.<sup>2</sup>
- With access to 1.5 billion customers via Port Alberta, a foreign trade zone, Stony Plain is well-positioned to support a large ecosystem of manufacturing businesses while offering room to grow at an affordable cost.<sup>3</sup>
- Professional services are one of the top-performing sectors in Stony Plain. Between 2016 and 2022, it accounted for over 15% of our labour force growth.<sup>4</sup>
- Regionally, more than 42,000 people work in the transportation industry and over 54,000 in the professional services industry, with roughly 1,000 students graduating from relevant post-secondary programs and entering the workforce annually.<sup>5</sup>



# GROWING *the* EXTRA *mile*

Stony Plain is growing, and fast. By 2044, the Edmonton Metropolitan Region Board estimates the region's population will double, exceeding 2-million people. This growth, locally and regionally, creates unprecedented opportunities for logistics and professional service-orientated businesses to capitalize on our strategic location to establish themselves as leaders in industry.

## **All roads point to Stony Plain**

Right-size your business to capitalize on the growing local and regional population growth without emptying your pockets.

## **Invest in your business without breaking the bank**

Stony Plain offers competitively low land and real estate costs and one of the lowest non-residential tax rates in the Edmonton Metropolitan Region.

## **Big market, bigger opportunity**

With access to 1.5 billion customers via Port Alberta, a foreign trade zone, Stony Plain is well-positioned to support a large ecosystem of logistics and professional services leaders.

## **Growing the next generation of innovators**

Hundreds of graduates emerge into the workforce each year from regional post-secondary institutions with quality education and skills in logistics and professional services. With a steady supply of trained professionals, innovation and progress are always on the horizon.

## **Our high quality of life attracts high-quality people**

Stony Plain's community atmosphere is unrivalled in the Edmonton Metropolitan Region. Our community comprises people from all life stages with a vision of success.

## **Our landscape is changing**

A world-class agribusiness cluster is taking shape in Stony Plain and with it, businesses are looking for logistics and professional services professionals to support their operations.



# A WELL-OILED *machine*

Stony Plain is where support meets ambition and tradition meets innovation. Join us as we continue to grow, cultivate success, and stay ahead of the pack.

## Supportive Business Climate

Our team is here to make your goals a reality and will ensure you have high confidence in your business's future in Stony Plain. We'll support you in identifying the right site, navigating our processes, and acquiring available funding and incentives. Once established, we remain available to support your needs.

## Land & Real Estate<sup>3</sup>

Stony Plain has a plethora of real estate and land options at competitive prices. Nearly 13,000 acres of our land is zoned for future development.

	INDUSTRIAL	RETAIL	OFFICE
Average Market Rent	\$14.49 sq/ft	\$20.26 sq/ft	\$26.56 sq/ft
Vacancy Rate (2023)	0.7%	4.2%	0%
Average Market Sale Price (5yrs)	\$227 sq/ft	\$294 sq/ft	\$221 sq/ft
Inventory (2023)	1.1 million sq/ft	887,000 sq/ft	169,000 sq/ft
Vacant Land Inventory	554 acres	167 acres	167 acres

Visit [www.StonyPlain.com/Invest](http://www.StonyPlain.com/Invest) for an up-to-date snapshot of the opportunities available to your business and more.

# SUCCESS *In Stony Plain*



Hawkings Tinney LLP

**J Scott Hawkings, Tanya Tinney, Jason Kennedy, and Ellen Brown**

Our firm thrives in Stony Plain thanks to its close proximity to Edmonton and the diverse service area it offers. The town provides a high quality of life, including short commutes for our employees, which makes attracting and retaining top talent easier. Having operated in Stony Plain for over 60 years, we've witnessed the Town undertake numerous projects to modernize and improve services while maintaining its charming appeal. Our commitment to delivering excellent service to our clients and staying up-to-date with technology remains at the forefront of our work. We consider ourselves fortunate to be providing our services to this community.



## REIMAGINE *what is* POSSIBLE

Visit [www.stonyplain.com/logistics-professional-services](http://www.stonyplain.com/logistics-professional-services) to learn more.