



Hit the Nail on the Head



Welcome to Stony Plain, where manufacturers receive unparalleled value and opportunities to achieve their goals. Home to top-notch homebuilding and renovation supply manufacturers, Stony Plain provides an edge to leverage the region's expanding population and industry demands.

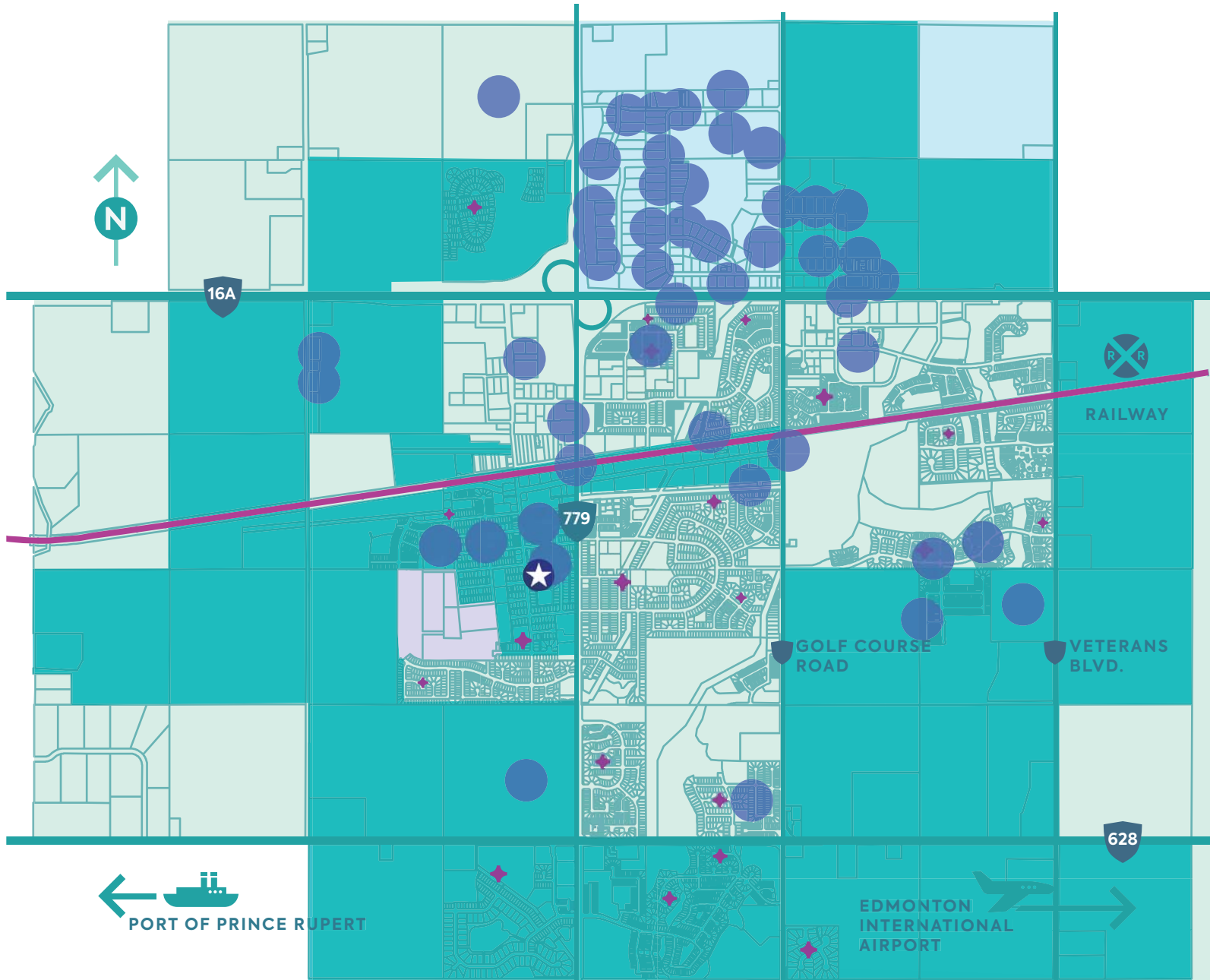
Stony Plain serves as a strategic gateway for the Edmonton Metropolitan Region and Alberta, providing convenient accessibility for manufacturers to create, innovate, and distribute their products to both local and global markets.

With competitively low costs of land and non-residential tax rates compared to the region, Stony Plain offers a cost-conscious option to locate, establish, and grow your business. This translates to a high quality of life that makes our community an ideal place to live and work, without sacrificing the sometimes alluring call of the city.

We're proud of our local atmosphere of pride and support, and we're eager to support new ventures that create jobs and keeps families in our community.


Whether you want to leverage our existing manufacturing industry or secure your position in one of Canada's fastest-growing metropolitan regions, Stony Plain is the premier destination within Alberta. We invite you to explore the possibilities, pour your foundation, and invest in a bright future in Stony Plain.

OUR Blueprint



LEGEND

- Manufacturing Activity/Opportunities
- North Business Park
- ★ Downtown Stony Plain
- Old Town South Redevelopment
- Growth Opportunities
- ◆ Residential Area



MEASURE *Twice cut* ONCE

~100

MANUFACTURING
BUSINESSES

1.5^B

CUSTOMERS VIA
PORT ALBERTA

\$23.4^B

GENERATED BY ALBERTA'S
MANUFACTURING INDUSTRY

- There are nearly 100 manufacturers that operate in Stony Plain's growing industry that employ roughly 425 residents.¹
- Over 13,000 members of Stony Plain's workforce have received high school credentials or equivalent, and more than 60% have obtained higher levels of education.²
- Alberta's manufacturing industry is an economic engine. In 2021, it generated \$23.4 billion in GDP.³
- In 2021, 1 in 20 workers in Alberta worked in the manufacturing sector.³
- 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.²
- Manufacturing is one of the top-performing sectors in Stony Plain. Between 2016 and 2022, it accounted for 18% of our labour force growth.⁴



If you can **DREAM IT, BUILD IT**

Growth and considerable opportunity are on Stony Plain's horizon, and we're building an ironclad foundation for our manufacturers to capitalize on. By 2044, the Edmonton Metropolitan Region Board estimates the region's population will double, exceeding 2-million people. With competitively low costs, strategic location and transportation access, and high quality of life, Stony Plain is poised as the premier destination for manufacturing businesses to thrive.

The foundation is set

Right-size your business to capitalize on the growing local and regional populations 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.

Your market access won't get any better

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 manufacturers.

The labour pool is topnotch and plentiful

In addition to our locally trained workforce, over 40,000 people are working in manufacturing in the region.

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.

Growing the next generation of innovators

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

Lets **HAMMER** *this* OUT

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 of the hardworking manufacturing industry.

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 Estate³

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 for an up-to-date snapshot of the opportunities available to your business and more.

SUCCESS *In Stony Plain*

Mira Timber Frames

Trudy & Julian Gauthier, Owners



Land affordability in Stony Plain's North Business Park allowed us to build a manufacturing facility that meets the needs of today and our vision for the future. Stony Plain's location makes transporting supply chain material easy as it's connected to all major trucking routes. Our customers are primarily in Canada, but we've started aggressively expanding our product into the North West and Central USA. With access to high-quality raw products and our commitment to delivering exceptional customer service, we've secured multi-year deals to support our business while living a fulfilling life in Stony Plain.



REIMAGINE *what is* POSSIBLE

Visit www.stonyplain.com/manufacturing to learn more.