



Port Hawkesbury Paper Industrial Site

The Port Hawkesbury Paper (PHP) site is an ideal transload node or a brownfield site to co-locate an industrial development opportunity.

The PHP site combines key logistical support and services with a prime location for new or existing businesses to pursue transload and or biomanufacturing opportunities. The site offers an ice-free port, year-round rail, and is connected to a 100-series highway system. PHP is well positioned to work with transload businesses interested in the advantages this site offers and can help facilitate access to public and private resources to build a network of relationships that can provide feedstock, manufacturing, market development, and investment support for prospective bioresource businesses.



Rail Siding



Wharf



Rail and Truck Loading

Highways, Ports & Rail



Services & Assets



LOGISTICS

- Experienced logistics team and supply chain management
- Wharf located in ice-free port (10.2m draft, 185m length)
- Trans-loading facility with qualified personnel and heavy lift capabilities and year-round rail and highway transportation hub with truck scales
- Marine vessel to rail or truck; rail to truck or marine vessel; truck to rail or marine vessel; three hours to NFLD ferry



COVERED WAREHOUSE SPACE

Rail Warehouse

Building with rail siding for inside loading, complete with ground-level door and unused truck bay with leveling on the south end and ramped dock at the north end.

- 240'L x 160'W x 24'H
- 4 rail car positions inside, deck-level loading
- OH Truck Door 14'6"W x 14'H

Wharf Warehouse

- 250' L x 87' W x 23' H
- OH door 15' W x 14' H (both ends)

Scale House

- Two separate industrial scales (tare in/out); each scale pad = 11' W x 160' L ; max wt = 90 MT
- FRID access linked to mobile phone load reports resulting in simple and quick gate stops
- Large load by-pass gates



LIQUID TRANSLOAD AND STORAGE

- Liquid unloading capacity complete with steam and air



SECURE SITE

- 24/7 Security, and access control with two licensed security officers every shift
- International Ship and Port Facility Security (ISPS)
- 3rd licensed security officer on the wharf when interfacing with an international vessel
- 24-hour onsite high-resolution camera monitoring and recording
- Patrolled facility
- Monitored rail access



RESOURCES & INFRASTRUCTURE

- Fifteen separate brownfield site development opportunities within a secure area
- Significant permitted surplus industrial waste treatment capacity
- Three-phase power available throughout the site
- Fresh and saltwater availability
- Reclaimable waste heat
- High, Medium, and Low-pressure steam
- Access to skilled trades/workforce, machine shop and stores
- Local crane company operates on neighboring property (between access and yard)
- Yard and fiber procurement capacity
- Deepest port in the North Atlantic and in proximity to the Great Circle Route, Northeast U.S., and the Gulf of St. Lawrence. The Strait of Canso is truly ice-free, easy to navigate, and has no congestion at 20km x 1.5km and 27m deep.



For a detailed site map and video, visit
<https://www.porthawkesburypaper.com/business-opportunities>

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