

# Port Mersey Commercial Park

## Industrial and commercial park

There are a number of businesses operating within the Park, making it a great fit for bioeconomy developments. The available sites offer pad-ready spaces and public access roads for industrial transport, with marine transportation infrastructure in place.



### Address

77 Innovation Avenue  
Brooklyn, Nova Scotia



### Site size

60 acres



### Transportation

Highway access  
Marine access



### Bioeconomy outputs

Steam, saltwater, other

[www.nsbioeconomicsites.com/sites/port-mersey-commercial-park](http://www.nsbioeconomicsites.com/sites/port-mersey-commercial-park)

## Summary

- Significant land available on-site
- Wide range of industrial uses permitted on-site, excellent opportunity for bioeconomy investments and developments
- Existing commercial and office spaces available for lease in conjunction with the land parcels
- Excess steam inputs available, with potential for surplus inputs from existing manufacturing and processing facilities on-site
- Weigh scales for industrial transport vehicles on-site
- Effluent treatment available off-site
- Phase 1 and 2 Environmental Site Assessments conducted

## Features

- **Three-phase power:** Available throughout the site
- **Highway access:** Site is on a public ROW with access to the nearby provincial series highway
- **Road type:** Paved public access roads that can accommodate industrial transport vehicles
- **Marine access:** Existing wharf and marine transportation infrastructure
- **Rail access:** N/A
- **Water supply:** Municipal water and sewer
- **Drainage:** Sewer and culvert drainage
- **Site topology:** Site is flat and predominantly paved, some land is covered with fill

## Opportunities

- **Adjacent land:** Surplus land is available for development and is owned and managed by Nova Scotia Lands
- **Energy consumption:** High-pressure steam, electric power. Diesel and gas fueling available on site
- **Bioeconomy outputs:** High-pressure steam available. Potential collaborations with established operations in the Park. Opportunity to draw saltwater for processing
- **Additional site factors:** Wastewater pumping infrastructure on site. Neighbouring mechanical shops within the Park. Dam with provincially-owned access road. Industrial permits in place. On-site sewer pumping station