

Light Industrial Lands





Prince George, British Columbia is the largest city in one of the fastest growing regions in Canada. With \$148.4 billion proposed for resource related projects in Northern British Columbia, Prince George businesses are expecting a steady increase in demand for their products and services. The city's economy is well-diversified across a variety of sectors including mining, oil and gas, forestry, bioenergy, education, health care, transportation, and professional services. The city supplies goods and services for a broad range of sector activities throughout the region, within Canada and internationally. With a skilled labour force, abundant and affordable light industrial land available for development, low tax rates and superior transportation connectivity through CN Rail, provincial Highways 16 and 97, the Prince George International Airport and the Ports of Prince Rupert and Vancouver, Prince George is an attractive location for companies looking to expand into new markets.

Growth Opportunities

Prince George has a well-established and diversified industrial base, and extensive planning has been undertaken to accommodate continued industrial development in the city and throughout the immediate region. The city's competitive business climate is complemented by a variety of serviced land options suitable for light and intermediate industrial use.

Municipal Taxes

Municipally, Prince George has maintained stable industry and business property tax rates that make opening and growing a business an attractive investment.

\$56.1395

Major Industry

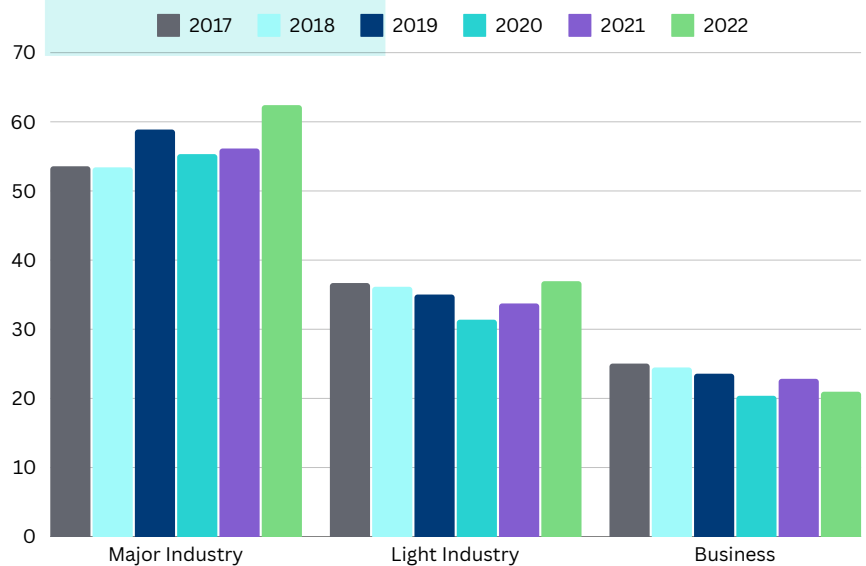
\$33.7305

Light Industry

\$22.8314

Business

Municipal Property Taxes (Per \$1,000 of Assessed Value)



SOURCE: City of Prince George

Planning and Development Services:

For additional information regarding land use and development approvals, please contact the City of Prince George Planning and Development Department at 250.561.7611 or visit www.princegeorge.ca/Business and Development/Pages/PlanningandDevelopment.aspx.



Transportation Infrastructure

All industrial areas have close proximity to:

Highway 16

- Two-lane paved highway suitable for hauling loads up to a maximum of 85 tonnes
- Connects Prince George with Prince Rupert and Edmonton, Alberta

Highway 97

- Two and four-lane paved highway suitable for hauling loads up to a maximum of 85 tonnes
- Connects Prince George to Vancouver/USA and north to the Peace River and Alaska

CN Rail Intermodal sort facility in Prince George and rail lines

- 40 railcar spots
- 84,000 sqft of warehouse space
- 15 acres of outside storage
- Security fenced
- Rail connectivity to the Ports of Prince Rupert, Vancouver and the American Midwest

Prince George International Airport

- 5th longest runway in Canada (11,450 ft./3,490 m)
- 1214 ha (3000 acres) available for development on airside and adjacent lands
- 25,000 sqft of warehouse space
- Adjacent to Prince George Global Logistics Park

Port Metro Vancouver

- 788 km south of Prince George – accessible via Highway 97 and CN Rail
- North America's largest export port and 3rd largest port by tonnes of cargo
- 29 major marine cargo terminals

Port of Prince Rupert

- 722 km west of Prince George – accessible via Highway 16 and CN Rail
- Closest North American West Coast port to Asia, 500 nautical miles closer, saving up to 60 hours' sailing time
- Deepest natural port in North America
- Container, coal, grain, and wood pellet terminals
- Fairview Container Terminal Expansion in progress

Manufacturing and Transportation Incentive

Northern Development Initiative Trust offers direct incentives to businesses locating or expanding in Northern BC, including the Competitiveness Consulting Rebate, which provides a rebate to small and medium-sized companies in partnership with the Business Development Bank of Canada and the National Bank of Canada. For more information, visit www.northerndevlopment.bc.ca.

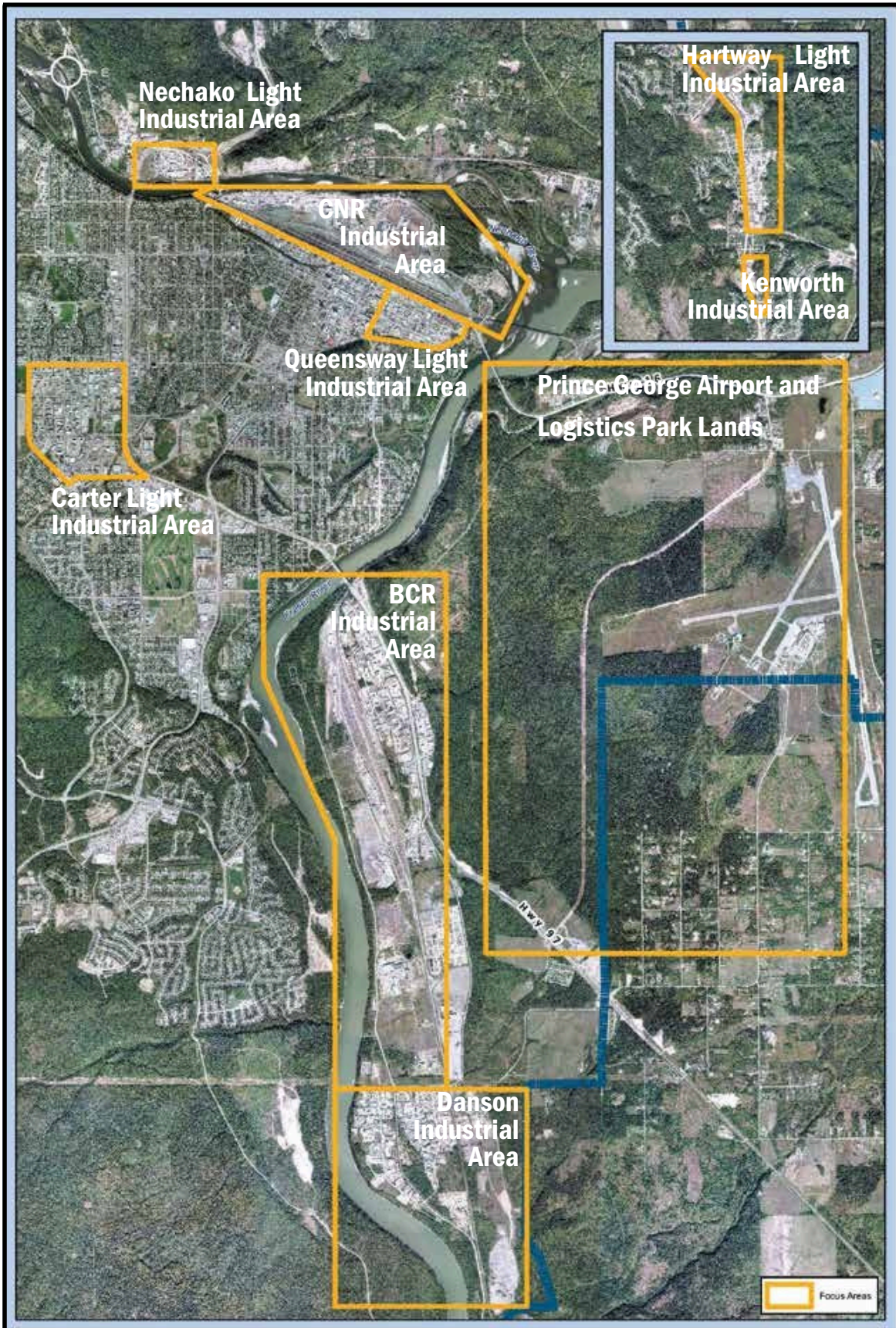




9 INDUSTRIAL AREAS - 5,500 TOTAL ACRES OF DEVELOPED AND UNDEVELOPED LAND

- Nechako Light Industrial Area (71 acres)
- Prince George Global Logistics Park (2,125 acres)
- CNR Industrial Area (531 acres)
- BCR Industrial Area (1,800 acres)
- Kenworth Industrial Area (22 acres)
- Carter Light Industrial Area (234 acres)
- Danson Industrial Area (533 acres)
- Hartway Light Industrial Area (143 acres)
- Queensway Light Industrial Area (56 acres)







The Nechako Light Industrial Area is situated just north of downtown Prince George. The area is in close proximity to major transportation networks, utility corridors and the downtown. Immediately adjacent to the north-south Provincial Highway 97, the area is in close proximity to the Prince George International Airport and trans-continental CN line. The area encompasses more than 28.7 hectares of primarily developed parcels divided into variable sizes suited for light industrial use. Both privately owned and City-owned parcels are available for purchase or lease within the area.

Area Information:

- Location: North Nechako Road & Highway 97
- Number of Property Owners: ~39
- Cost of Site (per acre): +/- \$450,000
- Total Area (Hectares): Approximately 28.7 (71 acres), with variable parcel sizes available
- Number of Access Roads: 2 (Tomlin Rd., Ongman Rd.)
- Distance to Rail: 250m – 750m
- Distance to Highway: 10m – 600m
- Distance to Airport: 15km



Utility Information:

Water:

The Nechako Light Industrial Area is fully serviced with City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required individual customers are responsible for the cost; however, the customer will receive revenue allowances towards the extension cost based on their proposed load.

Natural Gas:

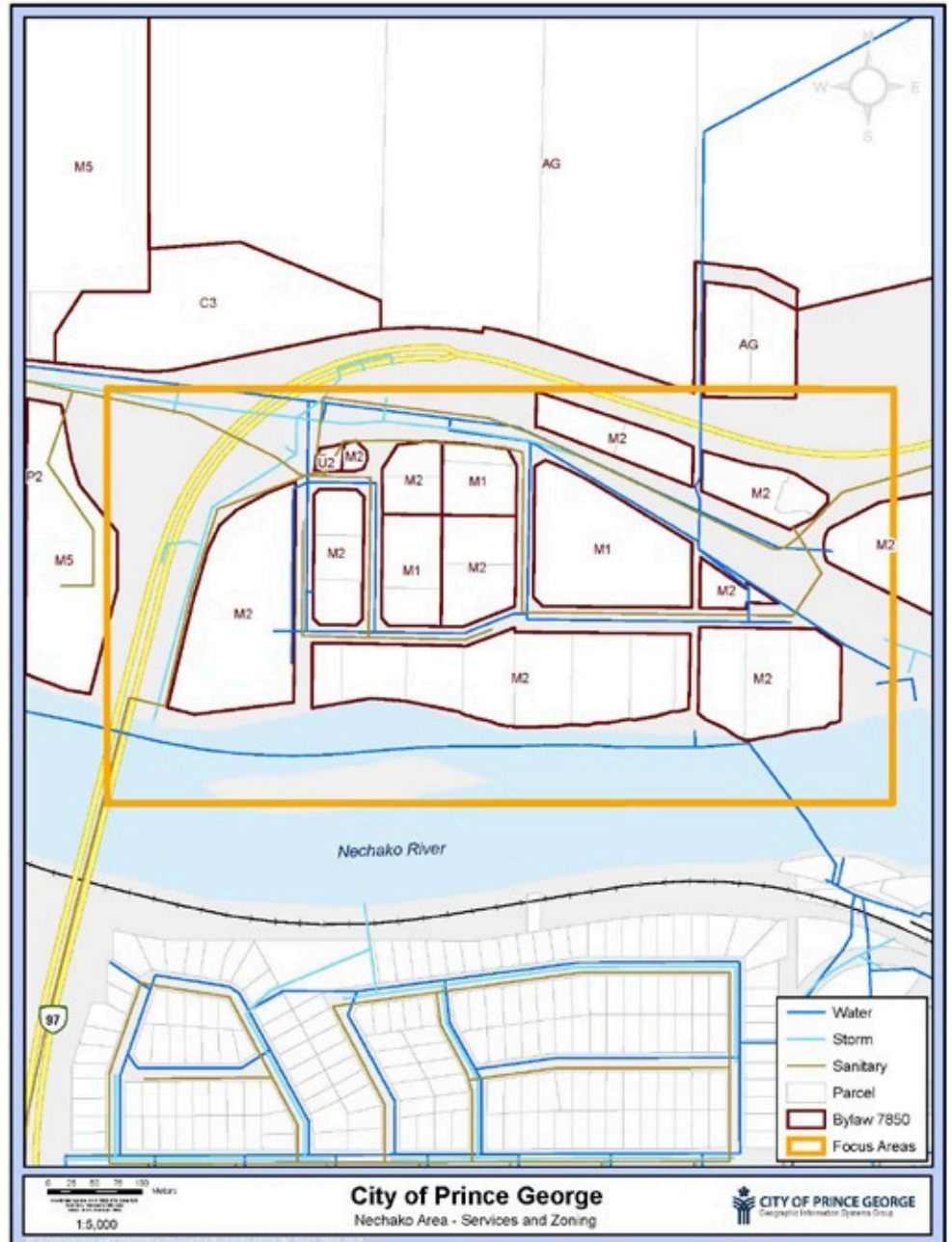
- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP-420kPA/ 60 psi IP 701- 2070kPA/101-300psi.

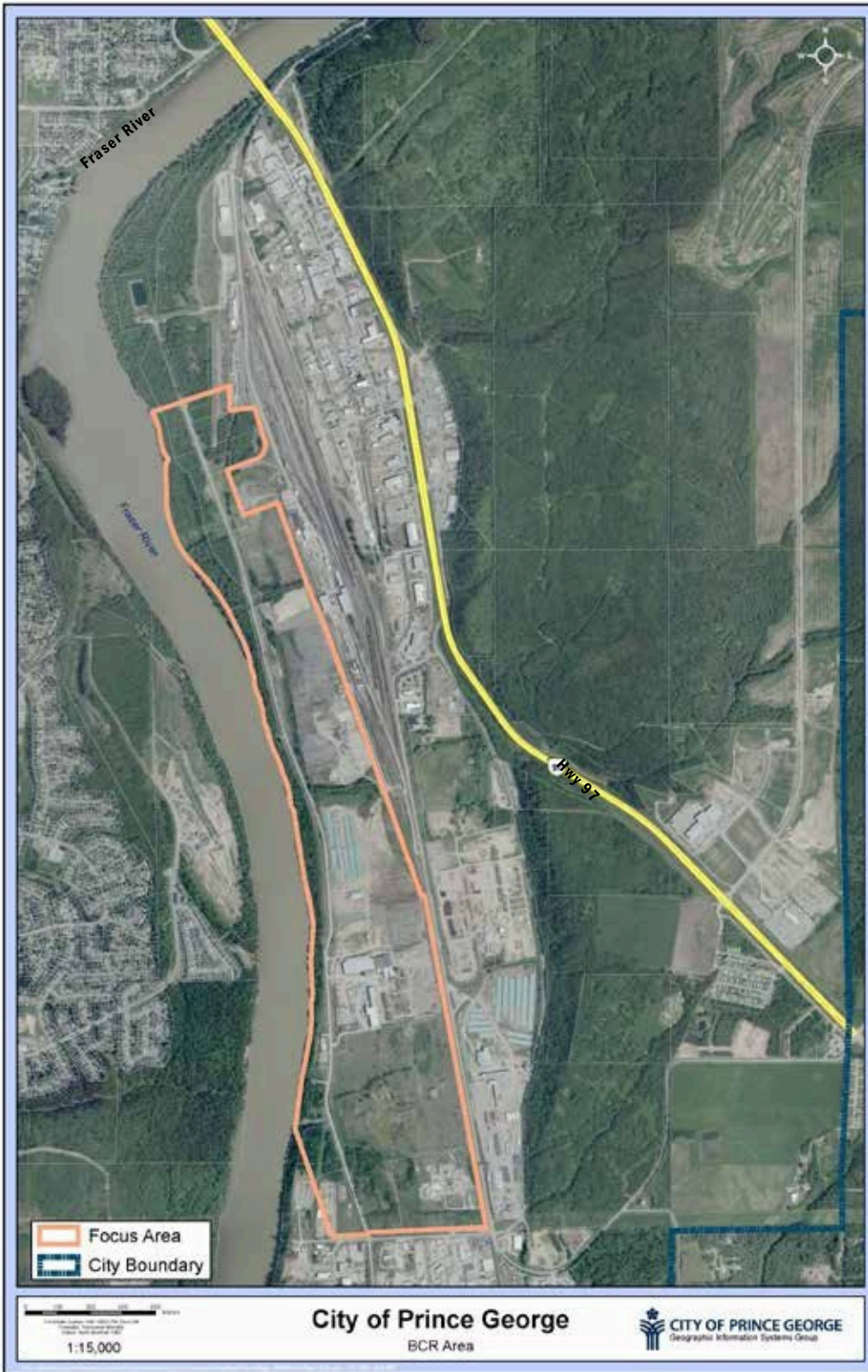
Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.

Zoning/Official Community Plan Information:

Current Zoning: M1, M2, M5, U2
 Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.





The BCR Industrial Area is situated a few kilometres south of the intersection of Highways 16 and 97. The area is in close proximity to major transportation networks, utility corridors and the downtown. The area is immediately adjacent to the north-south Provincial Highway 97, is within 3km of the Prince George International Airport, and is bisected by the trans-continental CN line. There are approximately 728 hectares, divided into variable parcel sizes, suited for light or intermediate industrial use. Both privately-owned and City-owned parcels within the area are available for purchase or lease.

Area Information:

Location: North of Boundary Road, adjacent to Highway 97

Number of Property Owners: ~88

Cost of Site (per acre): \$250,000 - \$450,000

Cost of Willow Cane Area (per acre): \$75,000 - \$250,000

Total Area (hectares): Approximately 728 (1,800 acres), with variable parcel sizes available

Number of Access Roads: 5 (Sintich Rd., Pacific St., Rutley Ave., Terminal Blvd., Railway Rd.)

Distance to Rail: 0m - 750m

Distance to Highway: 0m - 350m

Distance to Airport: ~3km



Utility Information:

Water:

- The BCR Industrial Area is fully serviced by the City water supply. The north section of the area, in addition to the newly developed west section, is served by wastewater collection and treatment. The south section is not serviced with wastewater services and extension of services would be development driven. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP - 420kPA/60psi IP 701 - 2070kPA/101- 300psi.

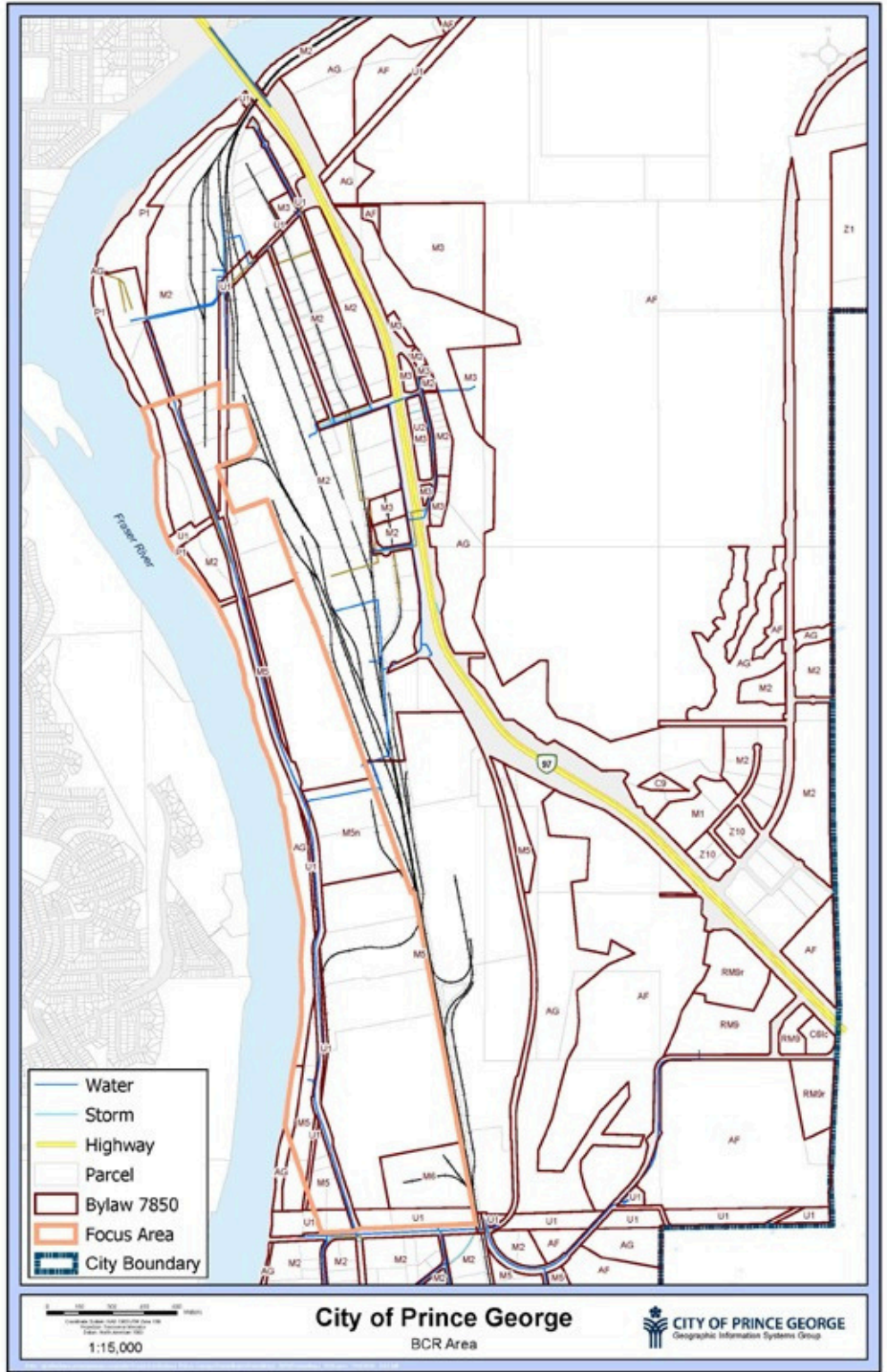
Communications:

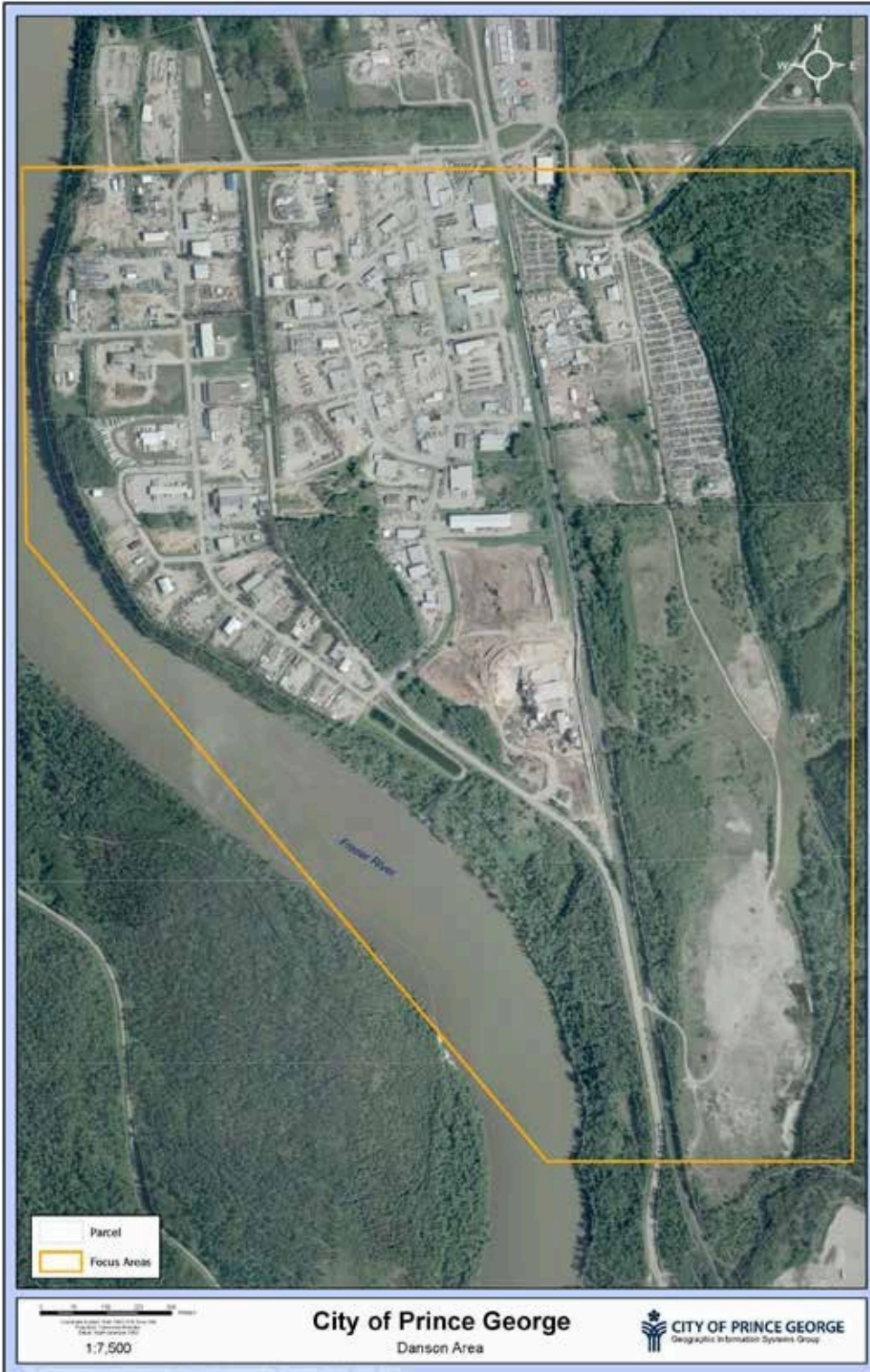
- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.

Zoning/Official Community Plan Information:

Current Zoning: M2, M3, M5, AF, AG

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.





The Danson Industrial Area is situated approximately 5 kilometres south of the intersection of Highways 16 and 97. The area is in close proximity to major transportation networks, utility corridors and the downtown. The area has direct access to the north-south Provincial Highway 97, the Prince George International Airport and the trans-continental CN line, all within a few kilometres. There are approximately 215.6 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: South of Boundary Road, west of Highway 97

Number of Property Owners: ~ 95

Cost of Site (per acre): +/- \$250,000

Total Area (hectares): Approximately 215.6 (533 acres), with variable parcel sizes available

Number of Access Roads: 5 (Willow Cale Rd., Milwaukee Way, Industrial Way, Penn Rd., Boundary Rd.)

Distance to Rail: 0m - 1,000m

Distance to Highway: 2km - 3km

Distance to Airport: ~8km



Utility Information:

Water:

- The Danson Industrial Area is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP – 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.

Zoning/Official Community Plan Information:

Current Zoning: M1, M2, M5, AF, AG
 Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.





The Prince George Global Logistics Park is situated between Highways 16 and 97, and is adjacent to the Prince George International Airport. There are 860 hectares of land available and divided into variable parcel sizes suited for light or intermediate industrial use. Currently there are 19 light industrial lots varying in price, as well as a large undeveloped greenfield surrounding the Prince George International Airport. Privately-owned parcels are available for lease or purchase within the area.

Area Information:

Location: 2990 Gunn Road and 1820 Gunn Road

Number of Property Owners: 1

Cost of Site (per acre): \$225,000

Total Area (hectares): Approximately 850 (2,125 acres), with variable parcel sizes available

Number of Access Roads: 1 (Boundary Road allows access to Highway 16 and Highway 97)

Distance to Rail: 3km, with topographical limitations

Distance to Highway: 0-3km

Distance to Airport: 1km



Utility Information:

Water:

- The Prince George Global Logistics Park is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP - 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

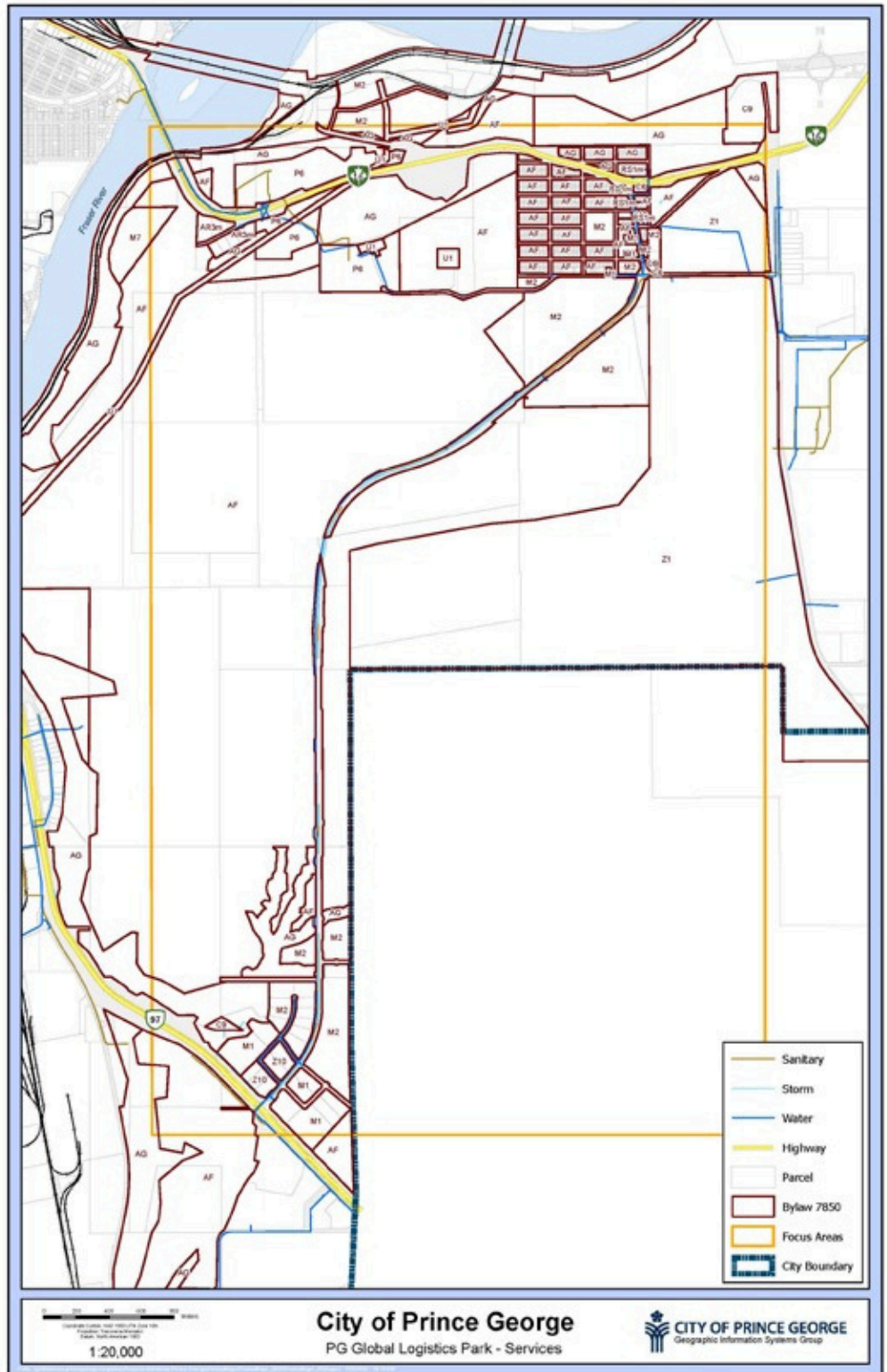
Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.

Zoning/Official Community Plan Information:

Current Zoning: M1, AF

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.





The Northwood Industrial Area is situated on Highway 97, north of Northwood Pulp Mill Road. The area is in close proximity to major transportation networks and utility corridors, and is approximately 7km north of the downtown. The area has direct access to the north/south Provincial Highway 97, is 7km from the trans-continental CN line, and is 22km from the Prince George International Airport. There are approximately 9 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. The average parcel size is approximately 1 hectare. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Highway 97 north of Northwood Pulp Mill Road

Number of Property Owners: 11

Cost of Site (per acre): \$150,000 to \$250,000

Total Area (hectares): Approximately 9 (22acres), with variable parcel sizes available

Number of Access Roads: 4 (Kenworth Rd. East, Noranda Rd. East, Shamrock Rd., Fehr Rd.)

Distance to Rail: 7km

Distance to Highway: 0m – 300m

Distance to Airport: 22km



Utility Information:

Water:

- The Northwood Industrial Area is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

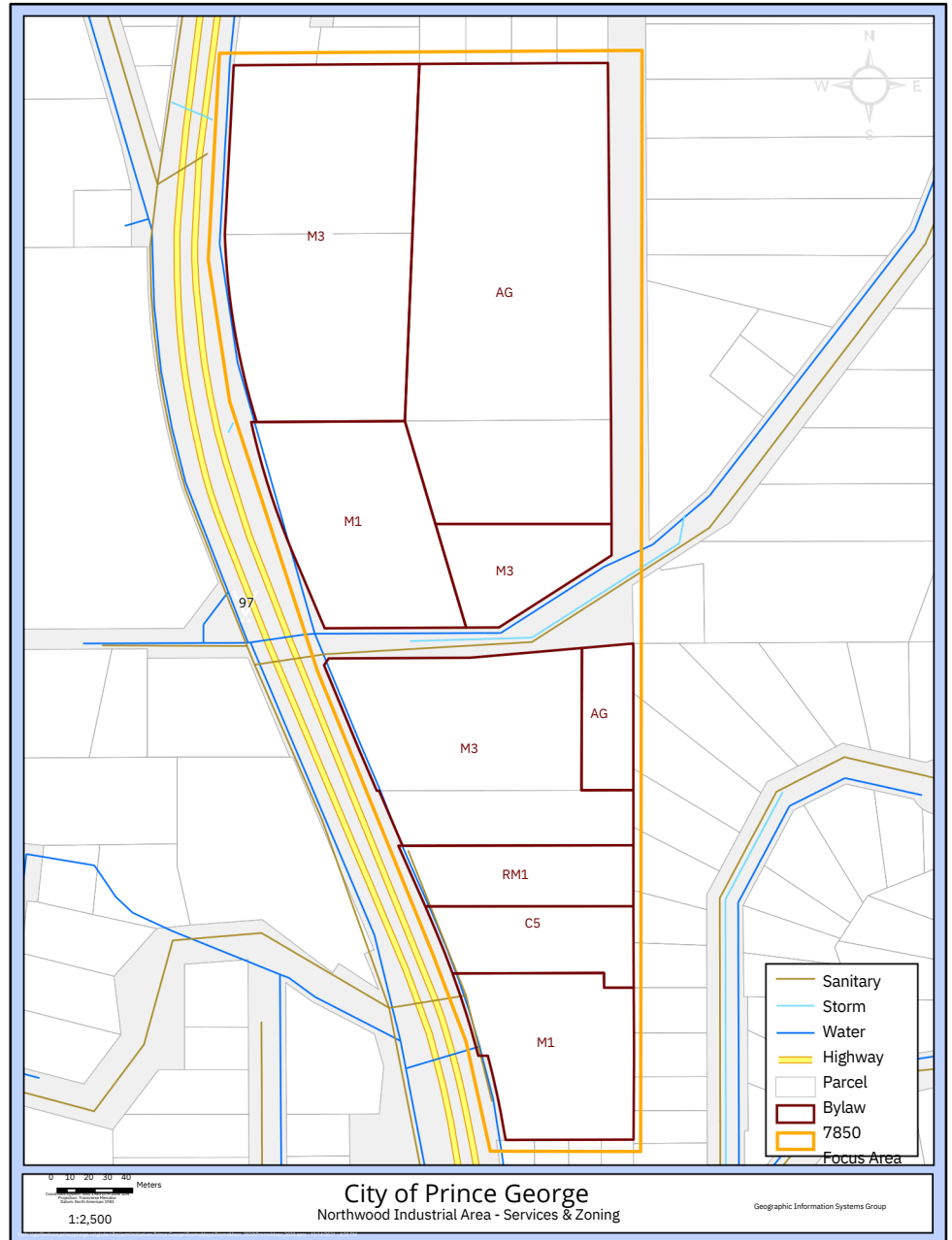
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP – 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.



Zoning/Official Community Plan Information:

Current zoning: AG, C5, M1, M3, RM1
 Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.



The Hartway Light Industrial Area is situated on Highway 97, north of Northwood Pulp Mill Road. The area is in close proximity to major transportation networks and utility corridors, and is approximately 5.5 km north of the downtown. The area has direct access to the north-south Provincial Highway 97, is 5km from the trans-continental CN line, and is 20km from the Prince George International Airport. There are over 58 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. The average parcel size is 0.2 to 0.4 hectares. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Highway 97 north of Northwood Pulp Mill Road

Number of Property Owners: 74

Cost of Site (per acre): \$150,000 to \$250,000

Total Area (hectares): Approximately 58 (143 acres), with variable parcel sizes available

Number of Access Roads: 1 (Hartway Dr.)

Distance to Rail: 5km

Distance to Highway: 0m - 300m

Distance to Airport: 20km



Utility Information:

Water:

- The Hartway Industrial Area is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

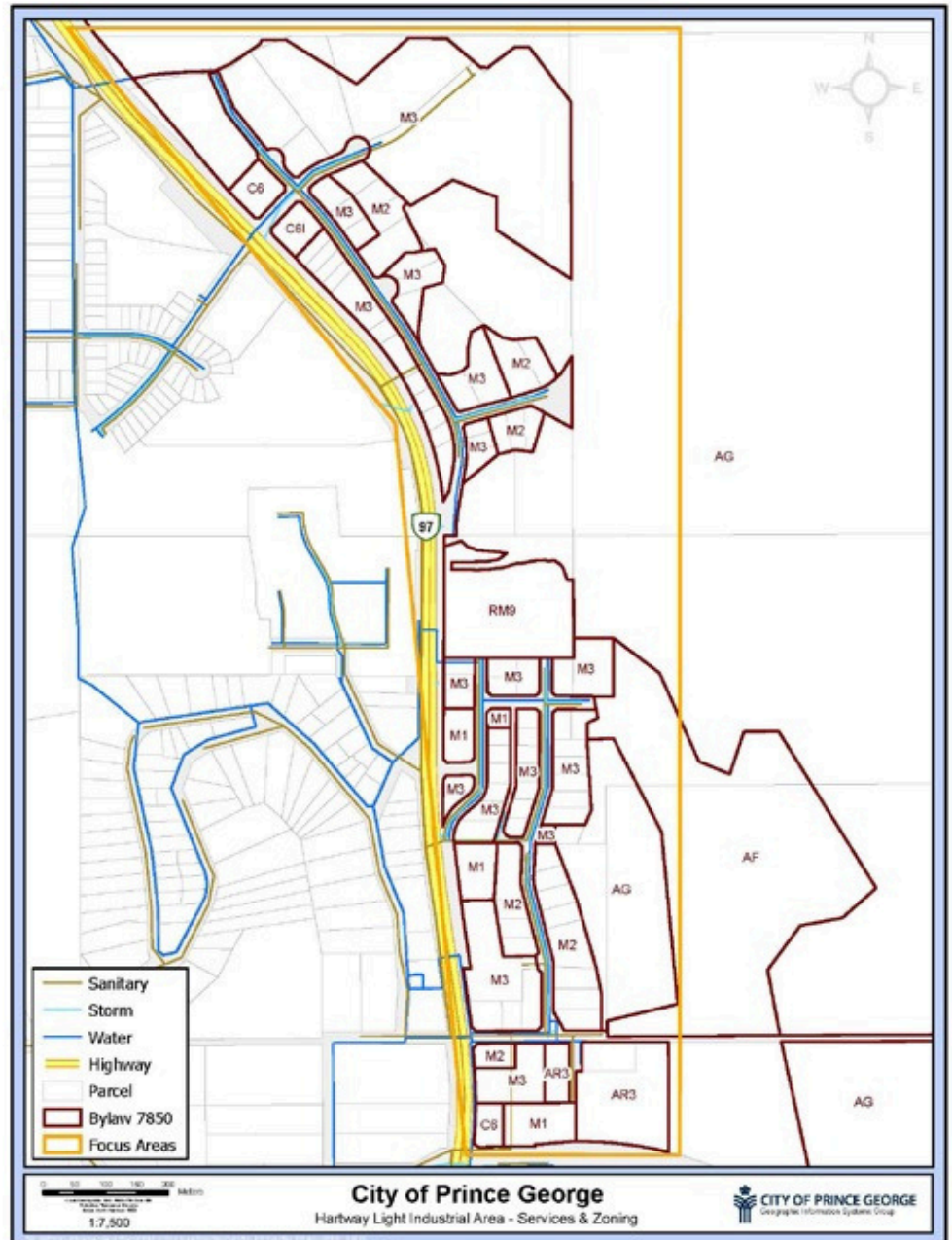
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP – 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

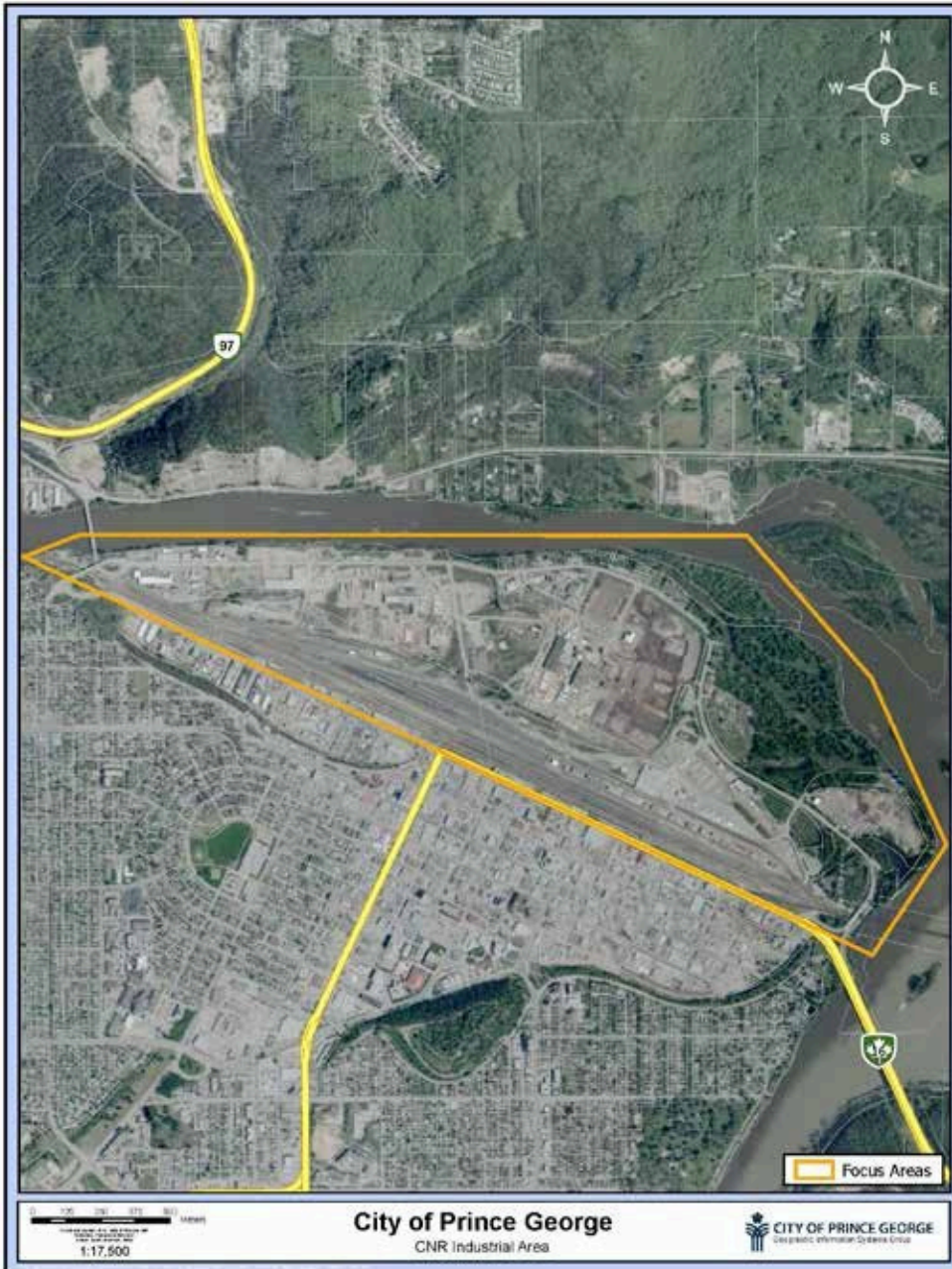
- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.



Zoning/Official Community Plan Information:

Current zoning: AF, AG, AR3, C6, M1, M2, M3, RS5

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.



The CNR Industrial Area lies at the north end of downtown Prince George, and is bordered by Highway 16 to the south and River Road to the east. The area is in close proximity to major transportation networks and utility corridors, and includes the main transload hub for the inter-continental CN line. The area has direct access to the east-west Provincial Highway 16, and is 3km from the Prince George International Airport. There are approximately 215 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

- Location:** North end of the downtown, bordered by Highway 16 to the south and River Road to the east
- Number of Property Owners:** 21
- Cost of Site (per acre):** \$50,000 to \$250,000
- Total Area (acres):** Approximately 215 (531 acres), with variable parcel sizes available
- Number of Access Roads:** 2 (Highway 16 and River Road)
- Distance to Rail:** 0m – 300m
- Distance to Highway:** 0m – 300m
- Distance to Airport:** 3km



Utility Information:

Water:

- The CNR Industrial Area is serviced with City water supply with the exception of the east end of the area. There are no wastewater services in this area. Extension of services would be developer driven. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

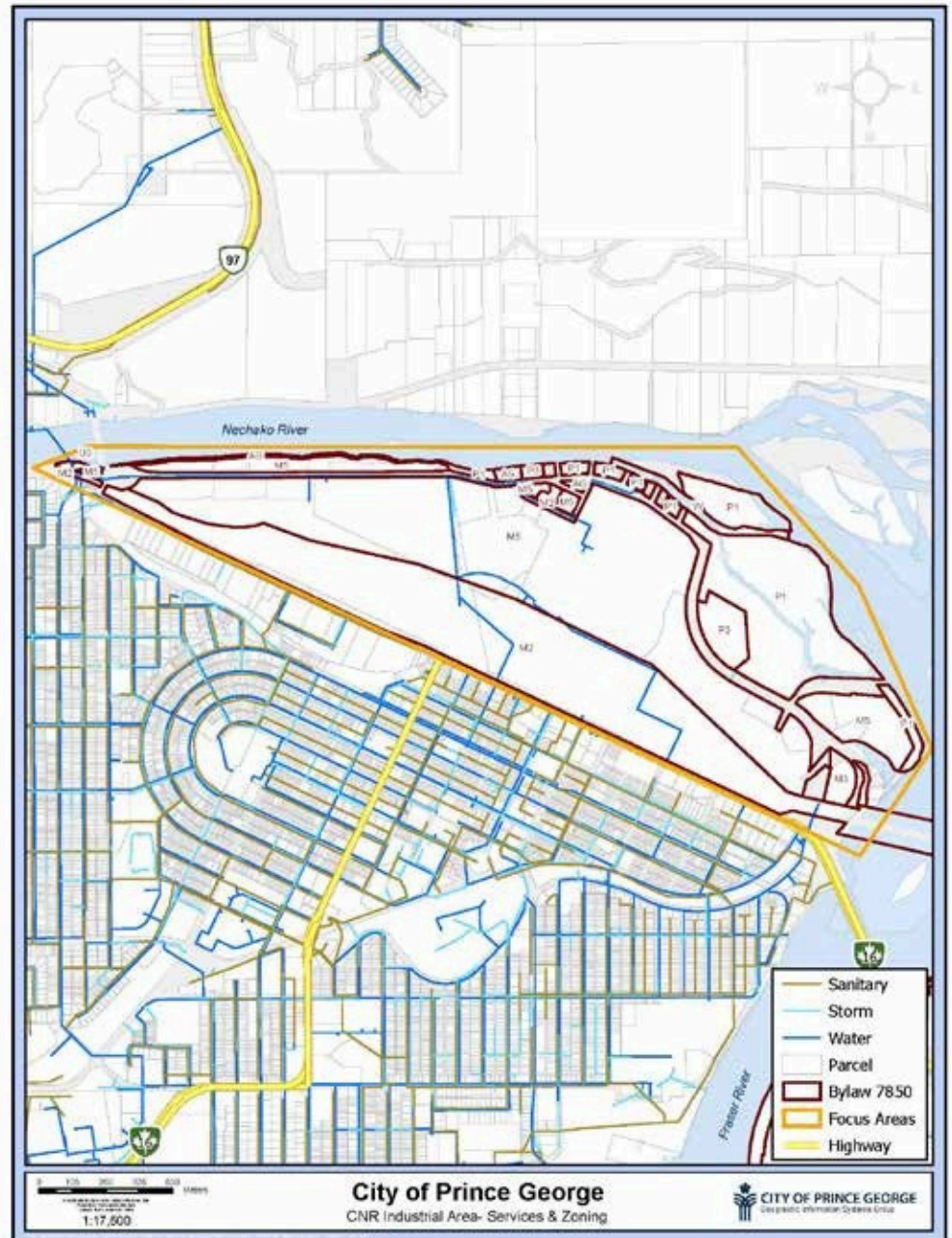
- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP-420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.

Zoning/Official Community Plan Information:

Current zoning: AG, M2, M3, M5, P1, P3, U2, W Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.





The Carter Light Industrial Area is bordered by Provincial Highway 97 on the east, 15th Avenue to the north and Massey Drive to the south. The area is in close proximity to major transportation networks and utility corridors, with direct access to Highway 97 and is 3km away from Highway 16. It is 14km from the Prince George International Airport. There are nearly 95 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. The majority of parcels are fully developed with building(s) on site. The average parcel size is 0.2 to 0.4 hectares. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Provincial Highway 97 and 15th Avenue

Number of Property Owners: 131

Cost of Site (per acre): \$500,000 to \$750,000

Total Area (acres): Approximately 95 (234 acres), with variable parcel sizes available

Number of Access Roads: 10 (the main arterial routes being Highway 97, Ospika Blvd., 15th Ave., 18th Ave., Massey Dr.)

Distance to Rail: 4km

Distance to Highway: 0m - 500m



Utility Information:

Water:

- The Carter Light Industrial Area is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

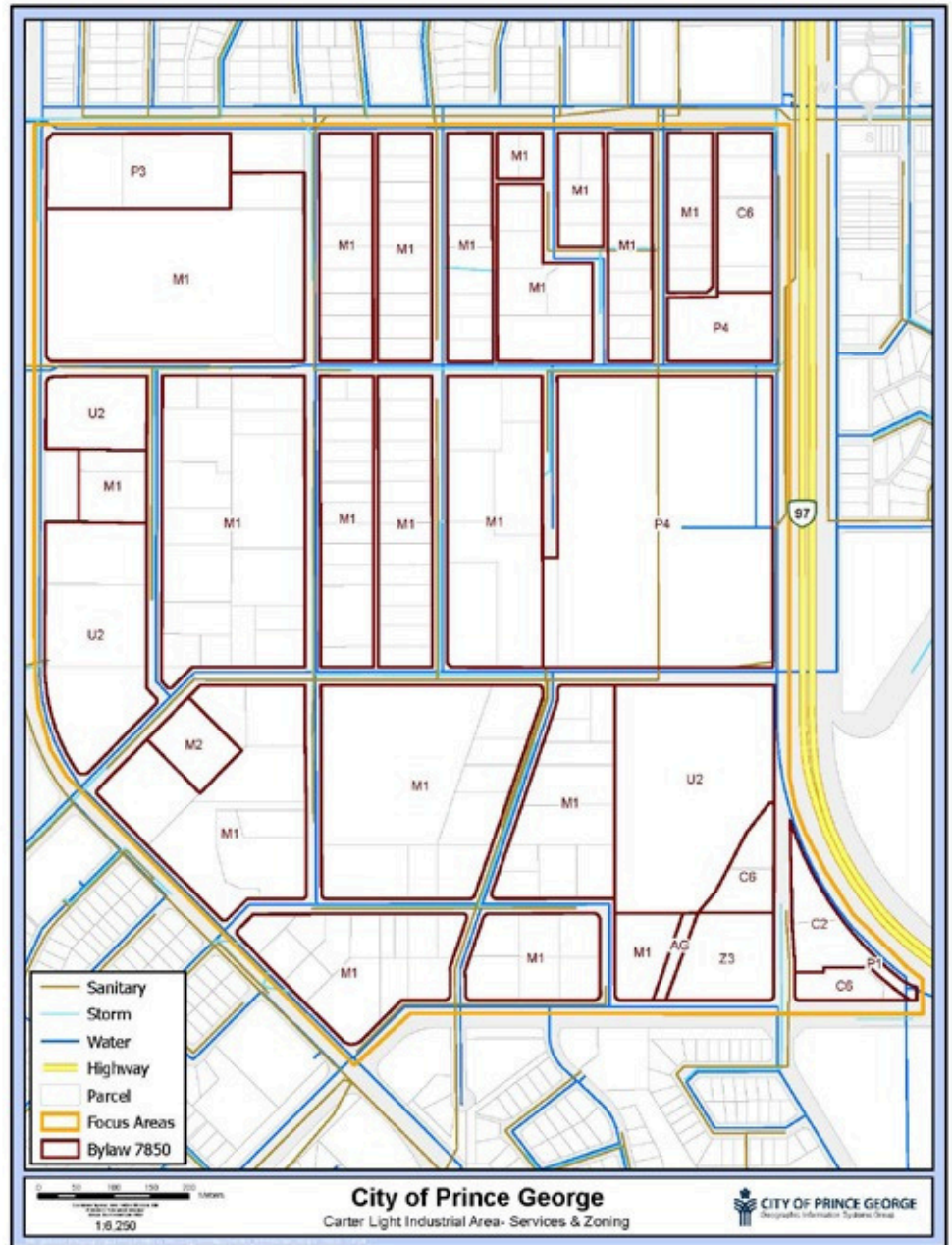
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 12KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP – 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.



Zoning/Official Community Plan Information:

Current zoning: M1, M2, M3, P1, P3, P4, U2, Z3, Z4

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.



The Queensway Light Industrial Area borders Provincial Highway 16. The area is in close proximity to major transportation networks and utility corridors, with direct access to Highway 16 and 5km from Highway 97. It is 9km from the Prince George International Airport. There are approximately 23 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. Each parcel is fully developed with building(s) on site. The average parcel size is approximately 0.2 hectares. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Provincial Highway 16 and Queensway Street

Number of Property Owners: 129

Cost of Site (per acre): \$450,000 to \$550,000

Total Area (hectares): Approximately 23 (56 acres), with variable parcel sizes available

Number of Access Roads: 12 (the main arterial routes being Highway 16, Queensway St., Lower Patricia Blvd.)

Distance to Rail: 300m – 750m

Distance to Highway: 0m – 500m

Distance to Airport: 9km



Utility Information:

Water:

- The Queensway Light Industrial Area is serviced with full City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

Hydroelectricity:

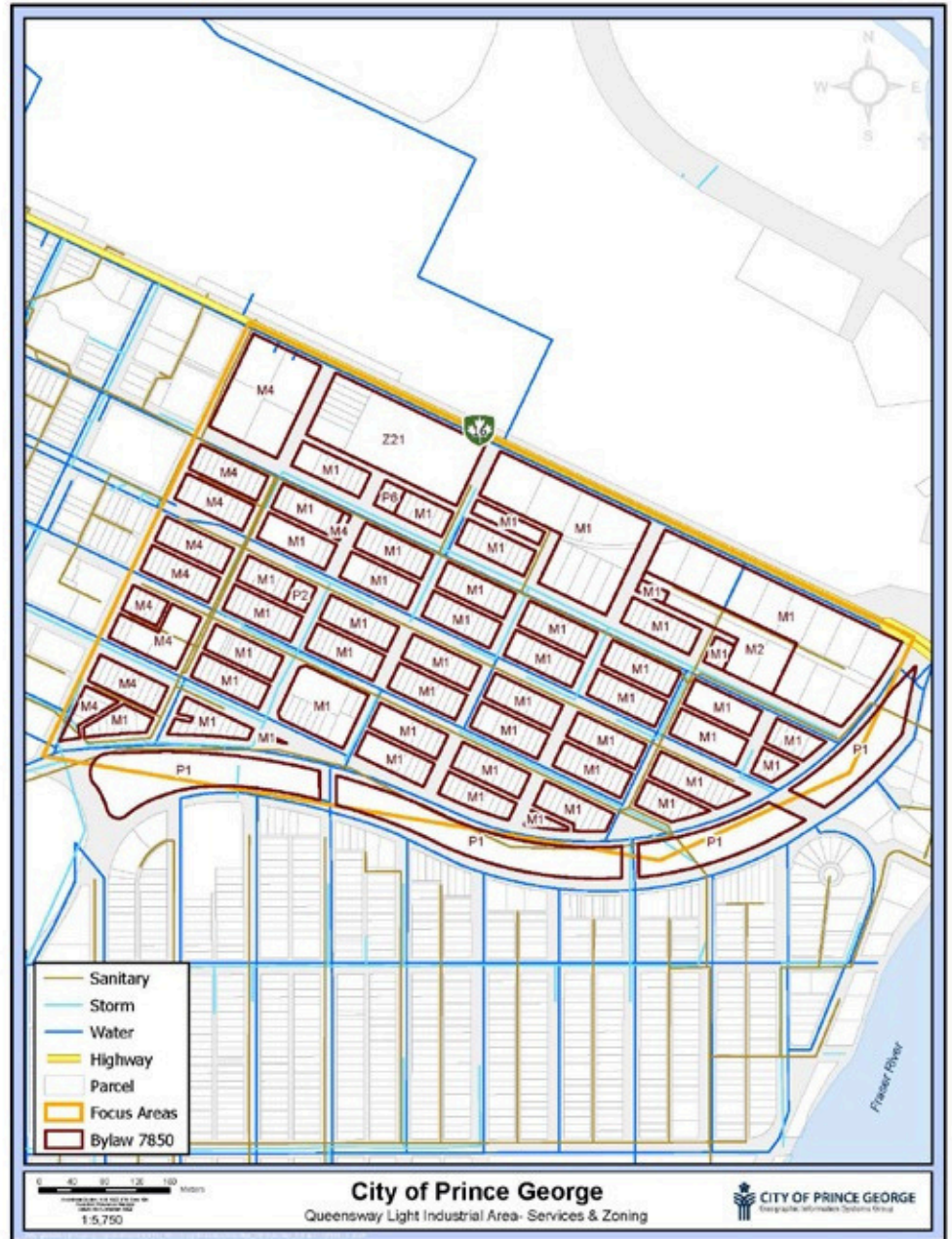
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 15KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based on their proposed load.

Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP – 420kPA/60psi. For other pressure ranges, contact Fortis BC to determine availability.

Communications:

- Fibre and telecommunications are readily available at all sites. Capacity at each site varies depending on the parcel.



Zoning/Official Community Plan Information:

Current zoning: M1, M2, M4, P2, P6

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.



City of Prince George - Economic Development

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Tel. 250.561.7633

www.investprincegeorge.ca

Disclaimer: The data provided in this document has been collected from a variety of sources and is deemed to be accurate and up-to-date at the time of publication. Please report errors or omissions to City of Prince George - Economic Development. City of Prince George - Economic Development does not accept responsibility or liability for information and those using the material should verify it with other sources to ensure that it is correct and current.