



Transportation & Logistics Sector Profile





“Prince George’s superior transportation connectivity to provincial, national, and global markets make the city a preferred location for expanding or establishing operations.”



Prince George's Competitive Advantages



Prince George, British Columbia, with a population of 89,490, is the largest city in the region of 320,000 people that it serves. Its superior transportation connectivity to provincial, national and global markets through an international airport (YXS), a CN distribution centre, Highways 16 and 97 and the Port of Prince Rupert make the city a preferred location for expanding or establishing operations.

Connected to Domestic and International Markets:

- 1 and 2 day access to Western North American and US Heartland markets
- 82 rail hours from Chicago
- 17 rail hours from Prince Rupert; 12 to 40 hours closer to Asia than other west coast marine ports
- 12 to 26 truck hours access to North American markets
- Only hours to any North American destination via air

Features of Prince George:

- Prince George is a cost-effective base for distribution of products within the Asian and North American markets
- Close to major markets – less fuel, no congestion
- Over 283 ha (700 ac) of available light industrial land adjacent to the airport. Low serviced land costs
- 20% of the workforce are in the trades and transport industry
- 22,000 transportation labor pool in the Prince George area
- A Trained and Skilled workforce that is enhanced by training offered at the main campuses of the University of Northern British Columbia (UNBC) and the College of New Caledonia (CNC)
- A diverse population that includes a number of established and growing immigrant communities
- Canada's net debt-to-GDP ratio is the lowest among G7 nations

Economic Incentives:

- Federal and provincial government investment in the Prince George Airport and ongoing support within the Asia-Pacific Gateway Strategy
- Competitiveness Consulting Rebate (Northern Development Initiative Trust) - up to 50% to a yearly maximum of \$30,000 on consulting projects
- Low business costs (water, gas, electricity, telecommunications)
- BC Trade Investment Representatives across Asia-Pacific





Shortest and Most Cost-Effective Route to North America

Port of Prince Rupert Benefits:

- Closest North American Port to Asia: One to two days closer to Asia than any other West Coast port.
- Direct connection to CN's North American network: Flattest rail grade through the Rocky Mountains.
- Deepest natural harbour in North America: Channel depth of 35m, terminal berth depths of 17m, ice-free year-round.
- Safe and simple ocean access: 2 hours transit through piloted waters.

Port of Prince Rupert Terminals:

- Fairview Container Terminal: The 32 hectare (79 acre) terminal is the first dedicated intermodal (ship to rail) container terminal in North America.
- Trigon Pacific Terminal: A large terminal capacity that loads metallurgical coal, thermal coal and petroleum coke at a rate of 9,000 tonnes per hour.
- Ridley Island Propane Export: Canada's first propane export facility.
- Prince Rupert Grain Terminal: With capacity to ship in excess of seven million tonnes a year, this terminal has the highest throughput of any grain-cleaning elevator in Canada.
- Westview Wood Pellet Terminal: Receives wood pellets from rail cars, stores pellets in metal silos, and loads wood pellets into bulk cargo ships bound for overseas markets in Western Europe and Asia. (Annual Capacity: 1.25 million tonnes)
- Northland Cruise Terminal: Can accommodate vessels of up to 300 meters (960 ft.) in length and 15 meters (50 ft.) in draft, and a 4,000 square-foot terminal building provides Customs and Immigration services.



CN Intermodal: Prince George Distribution Centre

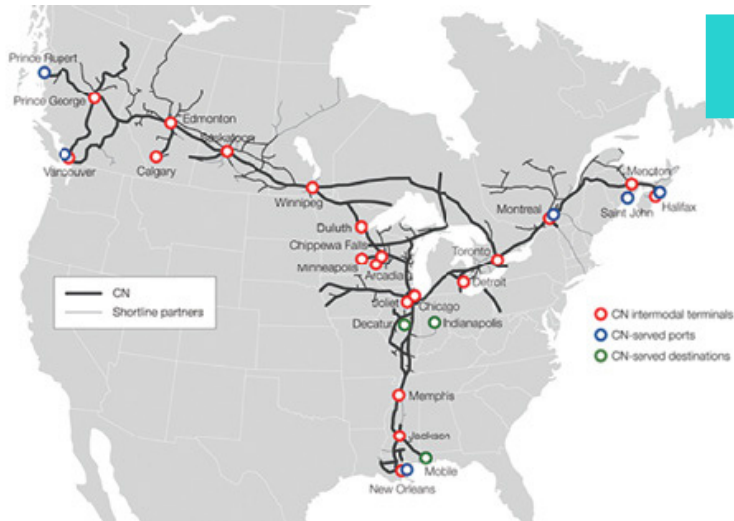


Geographic Facts:

- Prince George is situated in a major wood products region, producing key materials such as lumber, wood pulp, newsprint, and containerboard. This makes it a strategic location for supply of containerized products for export to Asia via the Port of Prince Rupert.
- The distribution centre is co-located inside the CN Intermodal yard, allowing for in-park movement of containers and significantly reduces drayage and handling costs for customers.
- Shipping via Port of Prince Rupert cuts up to 68 hours off the traditional sailing time between the West Coast and Asia.

Key Services:

- Product transfer / Cross-docking
- Container loading / Unloading
- Inventory management
- Outside and covered storage
- Trucking and delivery services
- Products handled: Lumber, panel, pulp, consumer goods
- Type of railcars handled: Centerbeams, flatcars, boxcars



Prince George Facility

Railcar spots: 20

Trackmobile is available on site

Storage:

- 84,000 sq ft warehouse
- 15 acres outside storage

Security:

- fenced

Prince George Airport Authority Cargo/Logistics



Prince George is located in the centre of Northern British Columbia, Canada. It is strategically located on the Great Circle Route between Eastern North America and Asia.

YXS Logistics Advantage:

Prince George Airport is positioned to become an important link in the emerging Northwest Logistics Corridor. A main competitor in Pacific refueling services, and a maintenance base (MRO) for aircraft overhaul checks and modifications. YXS has been certified by the Federal Government as a designated technical stop airport in Canada.

Technical Data:

- 3,490 metres (11,450 ft) runway
- CAT 1 ILS with high intensity lighting
- CAT 2 centreline LED lighting
- Existing 25,000 sqft cargo warehouse

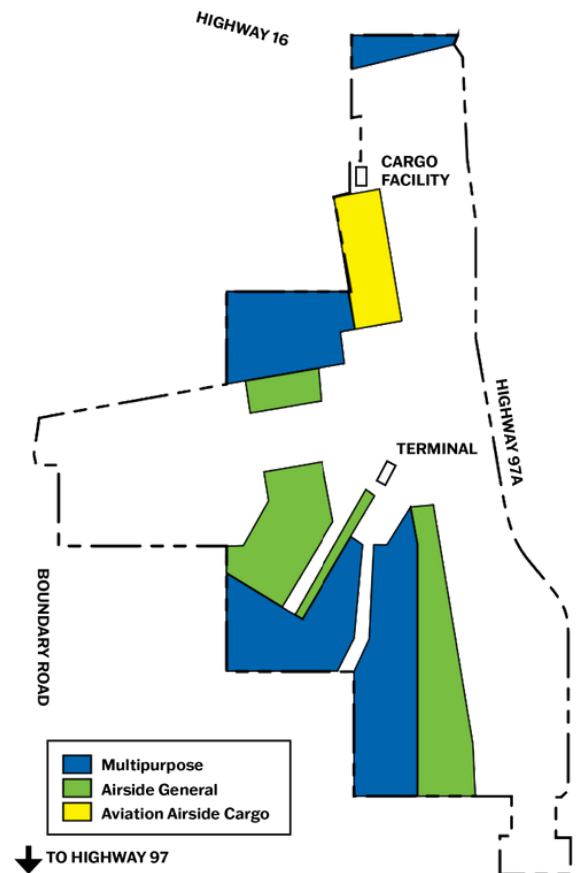
Competitive Advantages:

- 158,503 USG (600,000 L) common fuel storage onsite
- Short aircraft taxi distances
- No slot controls
- 24/7 operations
- Only hours to any North American destination via air

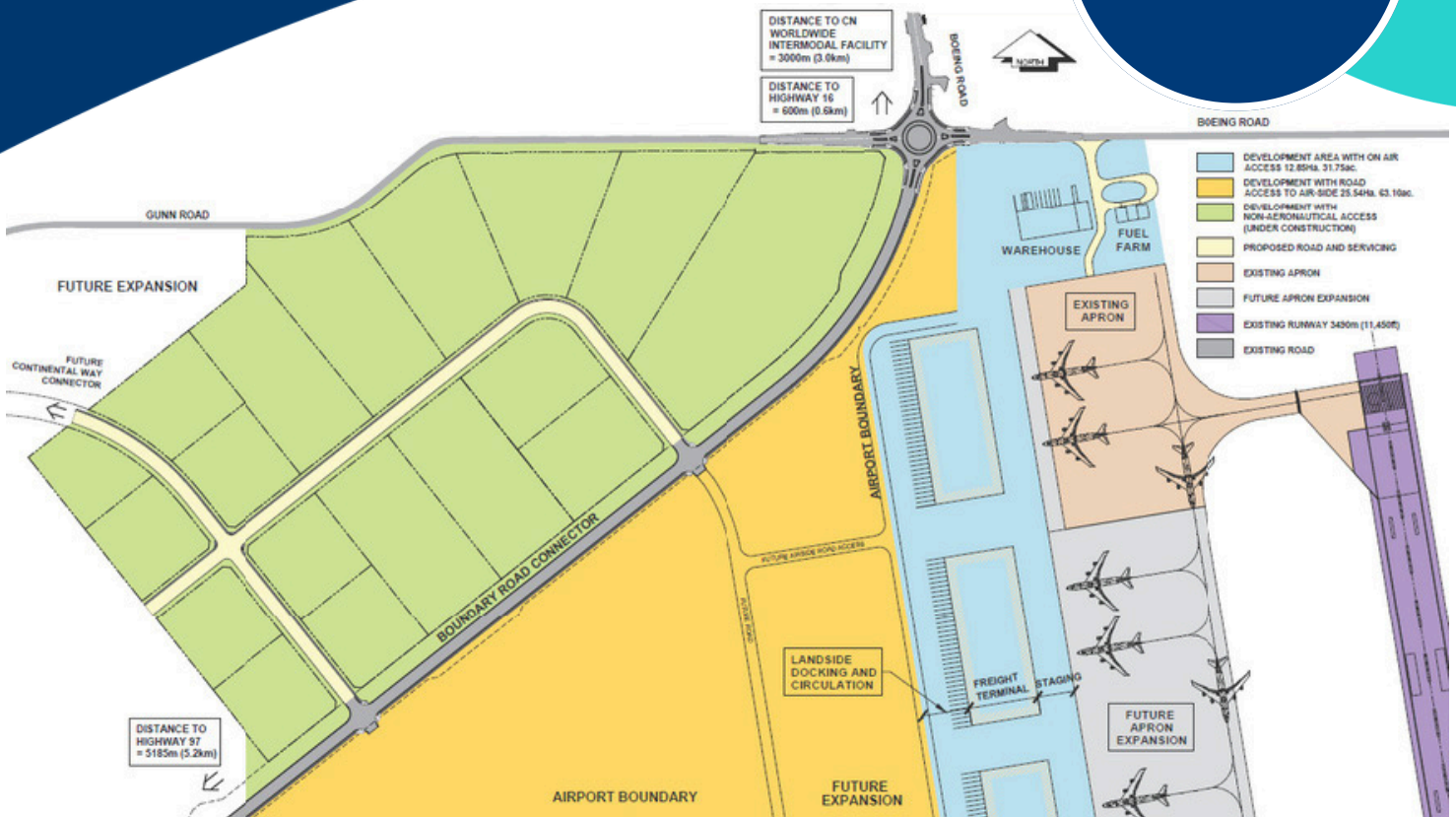
Development Opportunities:

- 1214ha (3000 acres) Logistic Park Development
- Airport and non-airport related development opportunities include cargo logistics development, hangars, flight school operations, aerospace, and multi-purpose land
- Low airport land lease rates
- Long term lease capabilities
- Close to two major highways (97 & 16) and a dangerous goods route
- Under 3 km to transcontinental rail line

Land Available for Lease at the Prince George International Airport



Prince George Global Logistics Park



The Most Cost-Effective Point for Distributing Products in the North American Economy

The Opportunity:

The development opportunity currently consists of approximately 4 ha (10.25 ac) subdivided into 19 light industrial lots ranging in size and price, as well as a large undeveloped greenfield and located adjacent to the Prince George Airport. Ultimately the Prince George Global Logistics Park (PGGLP) will encompass 860 ha (2,125 ac).

Area Information:

- Location: 2990 Gunn Road and 1820 Gunn Road
- Number of Property Owners: 1
- Cost of Site (per acre): \$125,000 to \$600,000
- Total Area (hectares): Approximately 860 (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

Key Features:

- Flexible lot sizing
- Close proximity to airport and provincial highways
- Under 3 kms to transcontinental main rail line
- Sites are fully serviced

Operational Opportunities:

- Distribution centres
- Assembly, packaging, and value-added activity
- Inspection, relabelling, repackaging, long-term storage
- Light manufacturing
- Hangar and aviation businesses

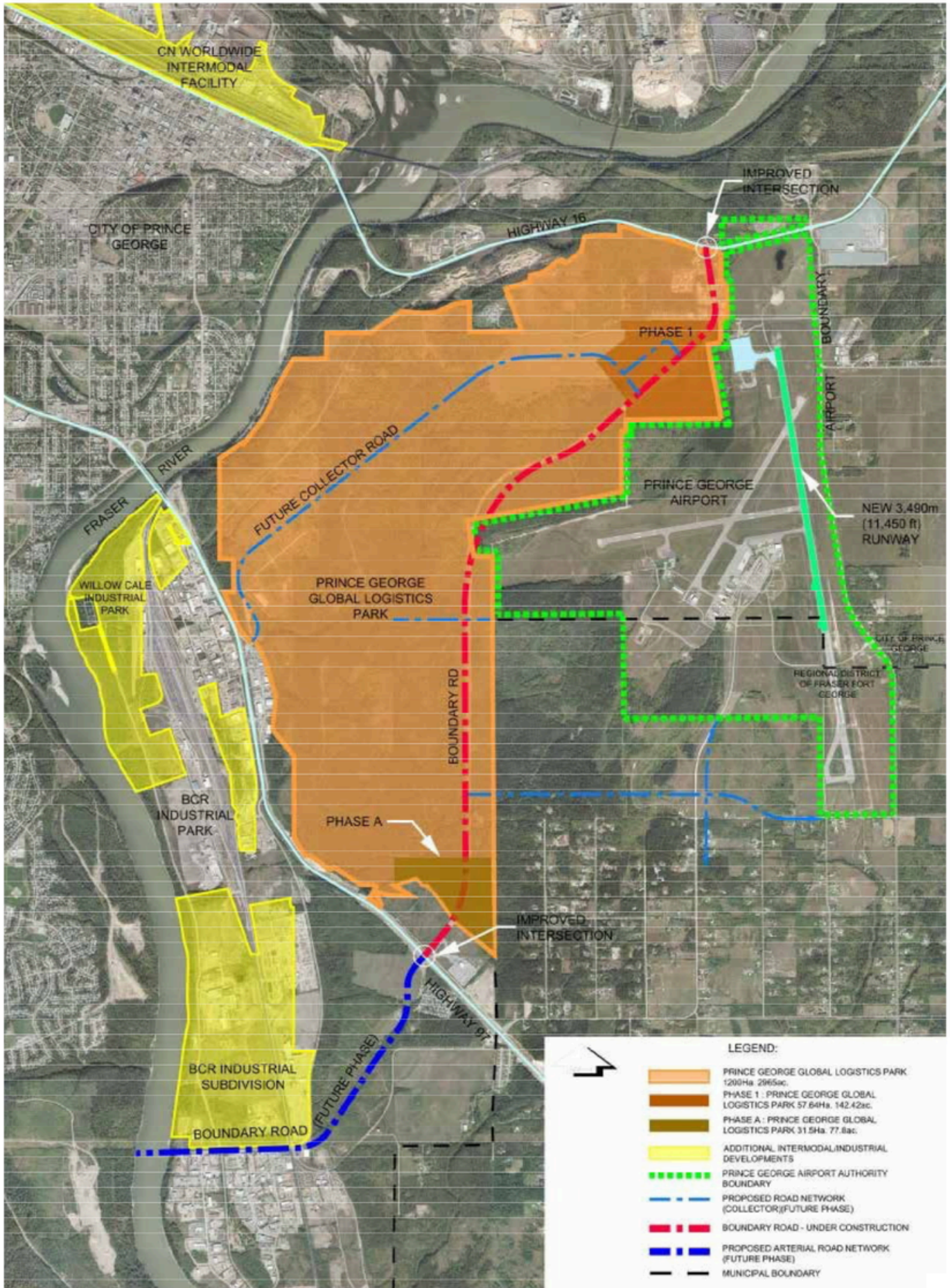


Phase A:

- Lots available for sale/lease: 7 fully serviced from 1.5 - 4 acres
- Competitive pricing
- Zoning: Light Industrial
- Location: Highway 97 South

Serviced Lots Include:

- Roads - curb and gutter asphalt pavement surface complete with street lighting, bicycle lanes, sidewalks, and landscaped boulevards
- Underground water, sanitary sewer, and storm sewer services provided by the City of Prince George
- Gas distribution provided by FortisBC
- Underground 25kv – 3 phase power provided by BC Hydro
- Underground telecommunication provided by Telus
- Possible fibre optic service provided by Telus
- Underground cable service provided by Shaw Cable





City of Prince George - Economic Development
1100 Patricia Blvd. | Prince George, British Columbia, Canada V2L 3V9
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.