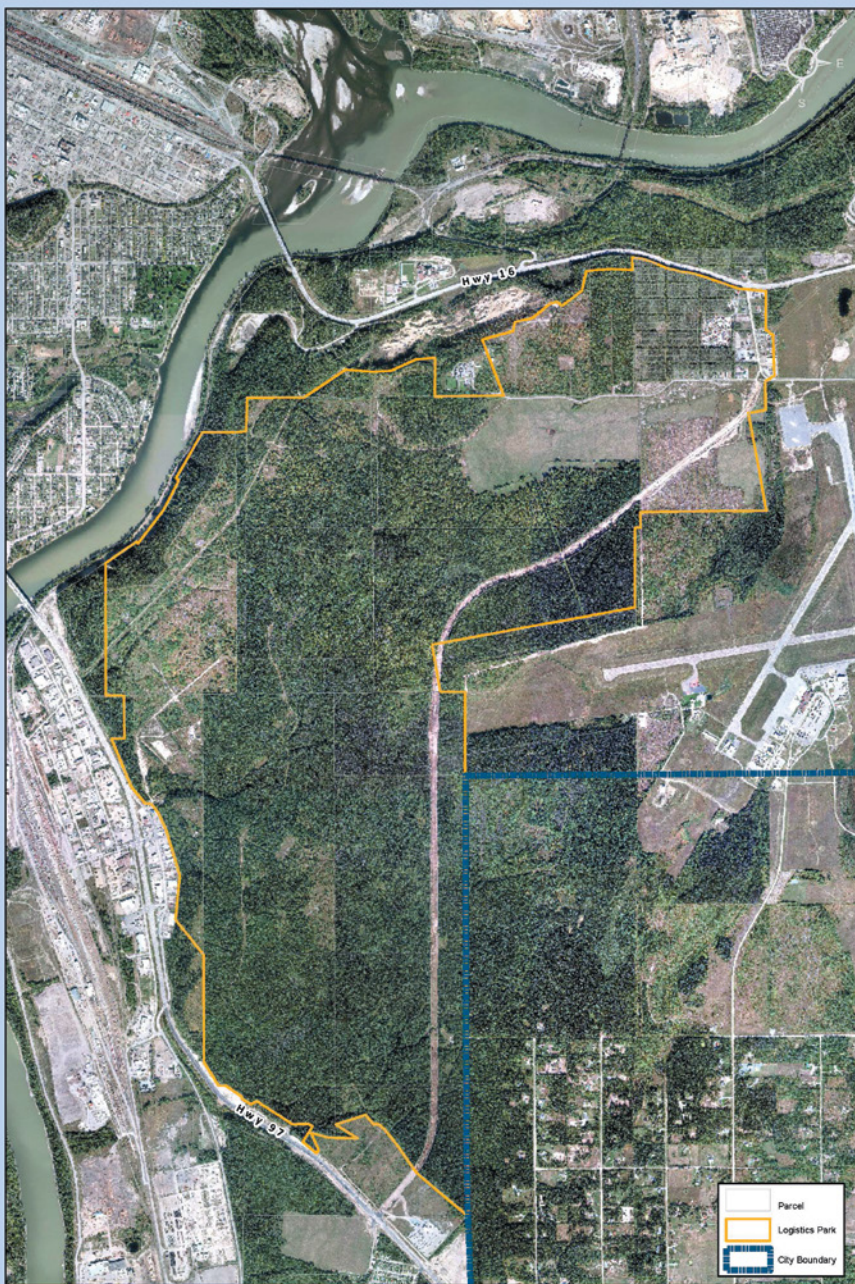


Prince George Global Logistics Park

Prince George – British Columbia, Canada



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Meters
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City of Prince George
Prince George Global Logistics Park



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 486 (1,200 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: 3km

Distance to Airport: 1km

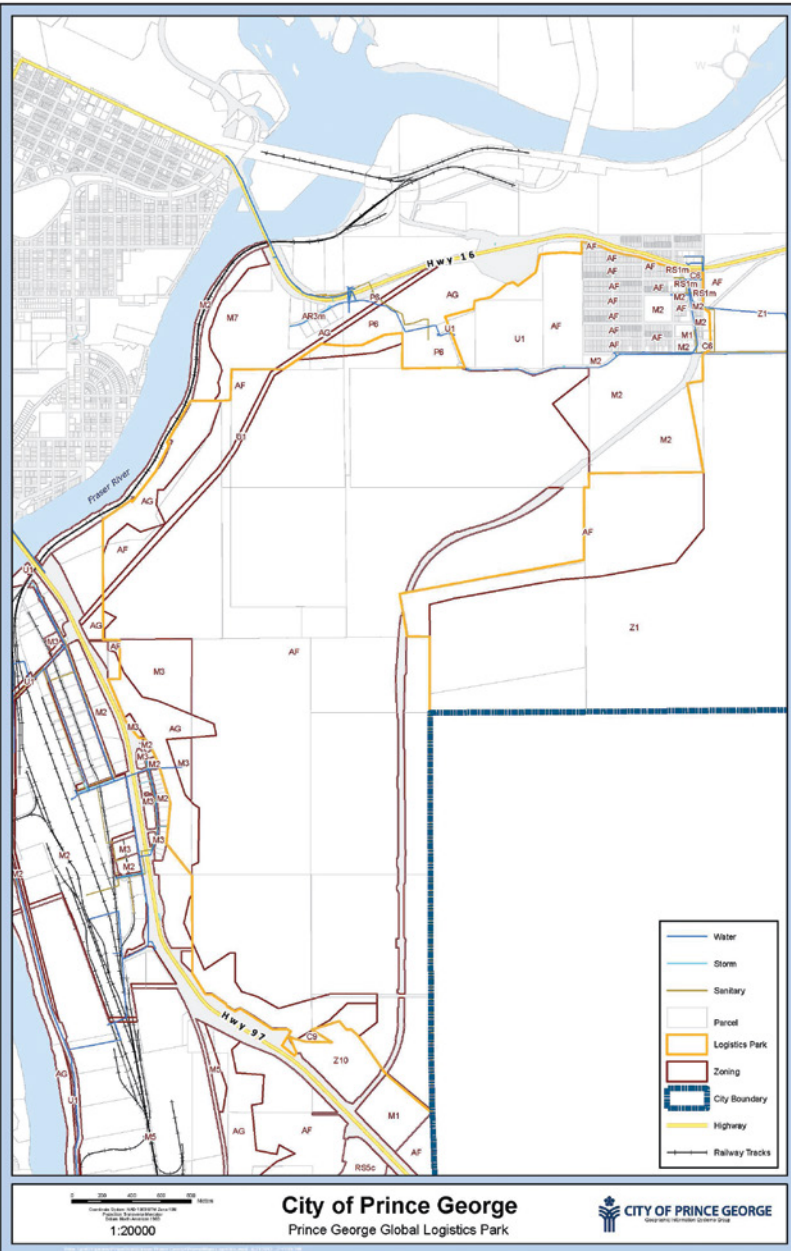


1100 Patricia Boulevard
Prince George, British Columbia
V2L 3V9 Canada

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Prince George Global Logistics Park

Prince George – British Columbia, Canada



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.

Information provided is for reference only. Not to be used for site planning or purchase purposes. For zoning confirmation and additional utility information, please contact the Planning and Development Department at the City of Prince George: 250.561.7611



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