

Queensway Light Industrial Area

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



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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.

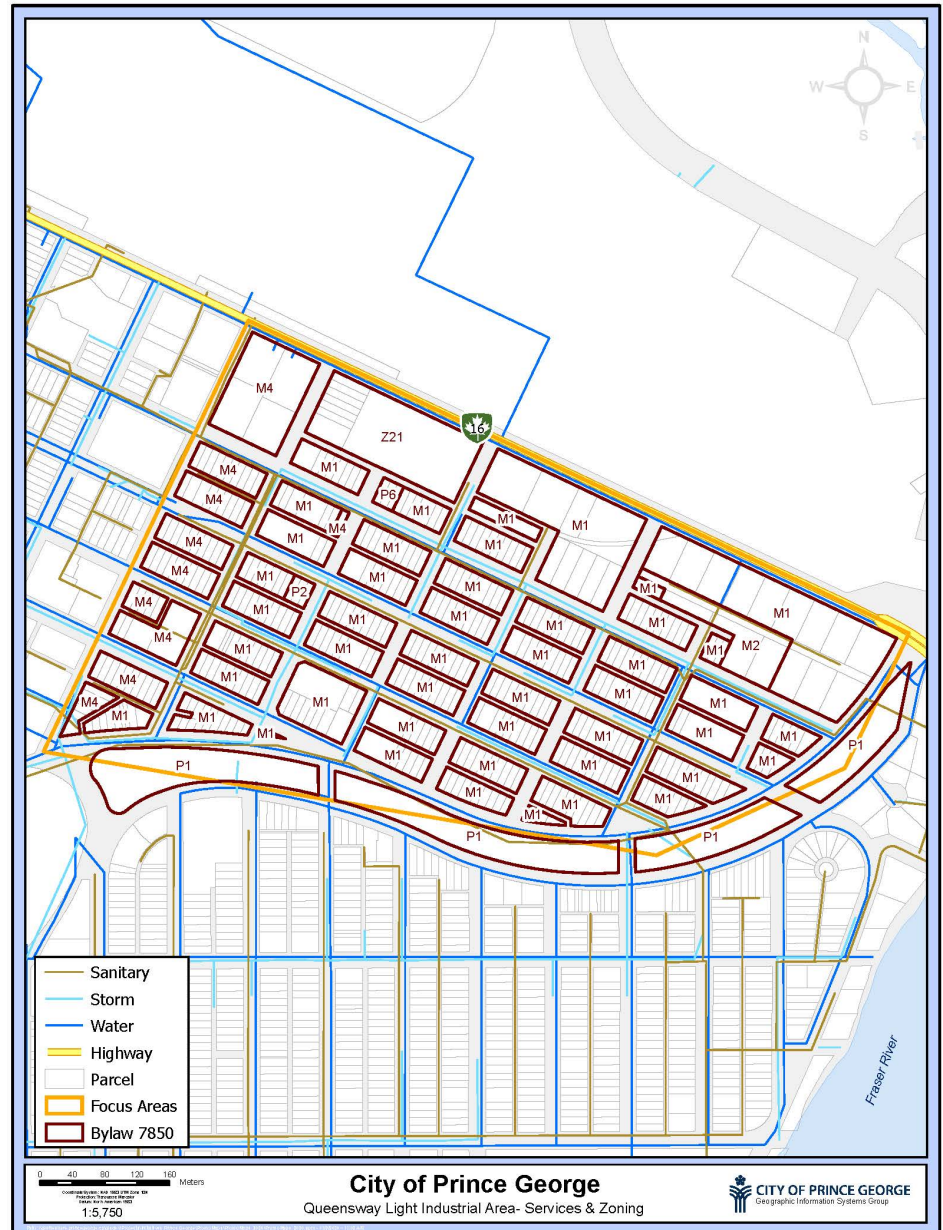
Communications:

- 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.



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