



CITY OF  
PRINCE GEORGE

# TRANSPORTATION PROSPECTUS



**82** RAIL HOURS  
FROM CHICAGO  
**17** RAIL HOURS FROM  
PRINCE RUPERT



**12-40** HOURS CLOSER TO  
ASIA THAN OTHER  
WEST COAST PORTS



**12-26** TRUCK HOURS  
ACCESS TO NORTH  
AMERICAN MARKETS



CONNECTED TO DOMESTIC  
& INTERNATIONAL MARKETS

**“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: Offering Logistical Competitive Advantages

Prince George, British Columbia, with a population of 74,003, is the largest city in the region of nearly 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:

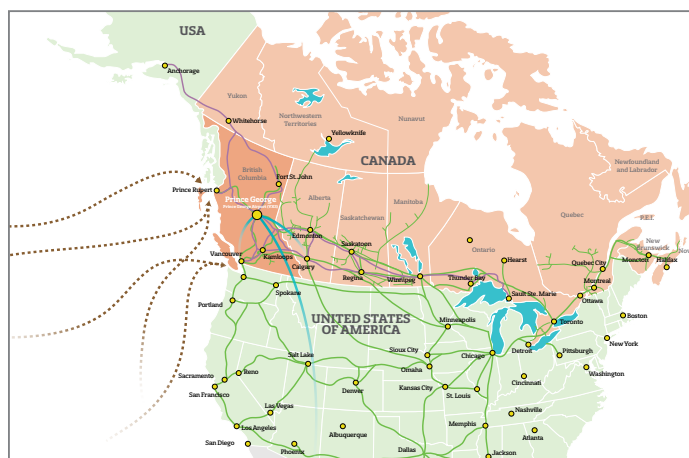
- 1 and 2 day access to Western North American and US Heartland markets
- 82 rail hours from Chicago
- 17 rail hours from Prince Rupert; 12 to 40 hours closer to Asia than other west coast marine ports
- 12 to 26 truck hours access to North American markets
- Only hours to any North American destination 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 costs
- Over 2,000 acres of available light industrial land adjacent to the airport
- Low serviced land costs
- Lowest combined federal and provincial tax rates in Canada - 26%
- 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 is the most fiscally stable of 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





**PRINCE RUPERT  
PORT AUTHORITY**

LINKING A WORLD OF OPPORTUNITY



## Shortest and Most Cost-Effective Route to North America

### Port of Prince Rupert Advantages:

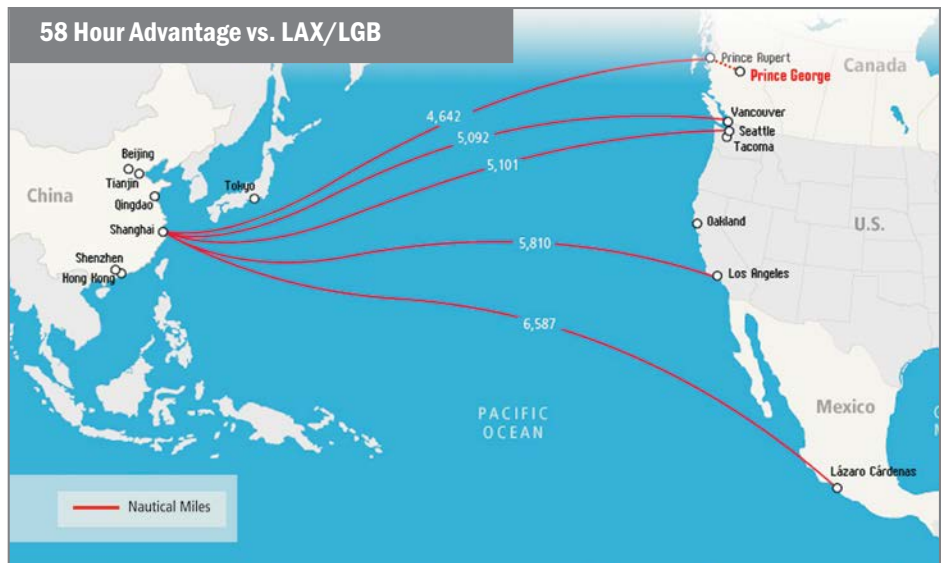
- Closest North American Port to Asia: One to two days closer to Asia than any other West Coast port.
- Direct connection to CN's North American network: Flattest rail grade through the Rocky Mountains.
- Deepest natural harbour in North America: Channel depth of 35m, terminal berth depths of 17m, ice-free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

### Port of Prince Rupert Terminals:

- Fairview Container Terminal: One of North America's fastest growing intermodal terminals. Delivers fast, reliable service connecting Asian markets with Central Canada and US Midwest. (Capacity: 850,000 TEUs, growing to 1.3 million TEUs)
- Ridley Coal Terminal: World leader in the handling of bulk metallurgical coal, thermal coal and petroleum coke. (Capacity: 18 million tonnes)
- Prince Rupert Grain Terminal: Most efficient grain terminal on Canada's west coast. Handles bulk grains like wheat, canola, and barley. (Capacity: 7 million tonnes)
- Westview Wood Pellet Terminal: First purpose-built bulk wood pellet export facility in North America. (Capacity: 1.3 million tonnes)



### 58 Hour Advantage vs. LAX/LGB







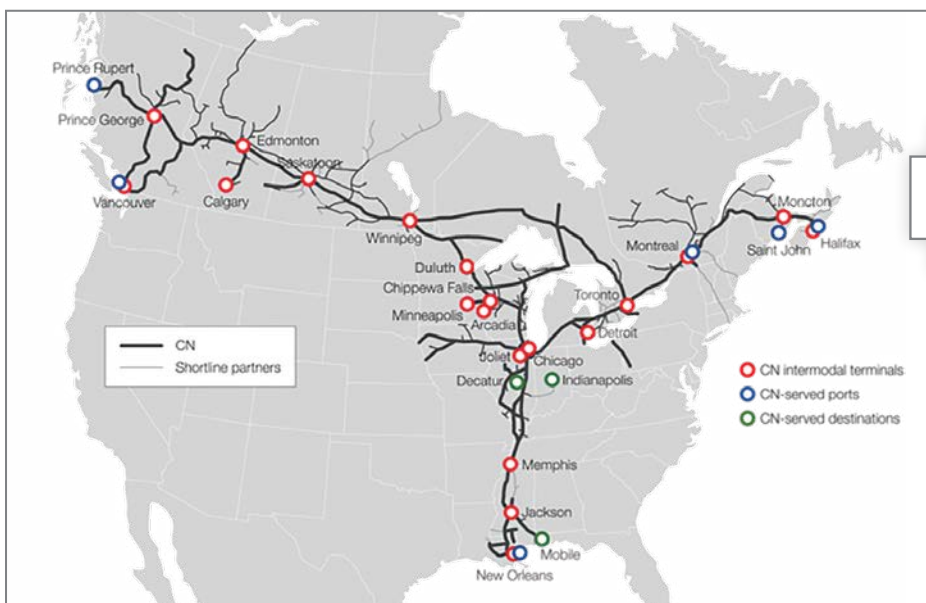
## CN Intermodal: Prince George Distribution Centre

### Geographic Facts

- Prince George is located in an area of significant forest product production including lumber, wood pulp, newsprint and container board. 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 reducing drayage and handling costs for customers.
- Shipping via Port of Prince Rupert cuts up to 58 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: 40

Trackmobile is available on site.

#### Storage:

- 84,000 square feet 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.

### Objective:

Develop Prince George as an air logistics gateway to North America, a main competitor to Anchorage for Pacific refueling business, and a maintenance base (MRO) for aircraft overhaul checks and modifications.

- Develop an air logistics hub by investing in on-airport and off-airport lands that connect road, rail, and air between Asian and North American markets.
- Develop a logistics network connecting road, rail, ocean and air that optimizes time and cost to market.

### Technical Data

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

### Competitive Advantages

- 158,503 USG (600,000 L) common fuel storage onsite
- Low fuel costs
- Short aircraft taxi distances
- No slot controls
- 24/7 operations
- Only hours to any North American destination via air
- Airport incentive program available
- Free Trade Zone

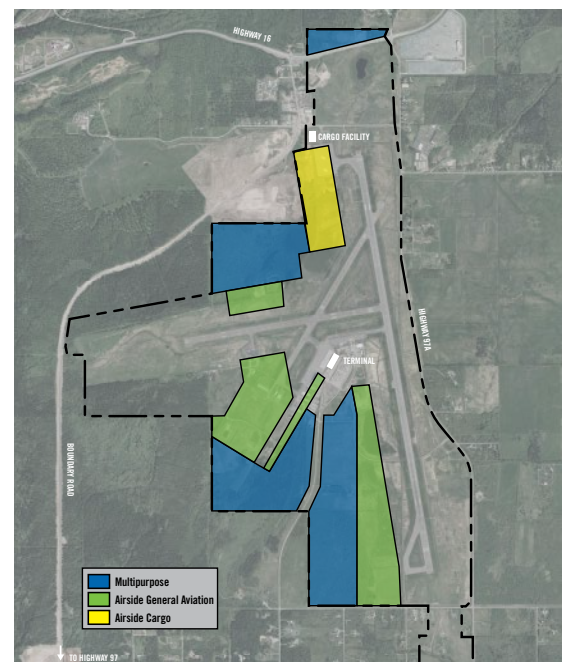
### Land Development Opportunities

The Prince George Airport (YXS) is adjacent to the 860 ha (2,125 acres) Global Logistics Park. Direct access from the park lands to the airport can be negotiated.

### On Airport Development

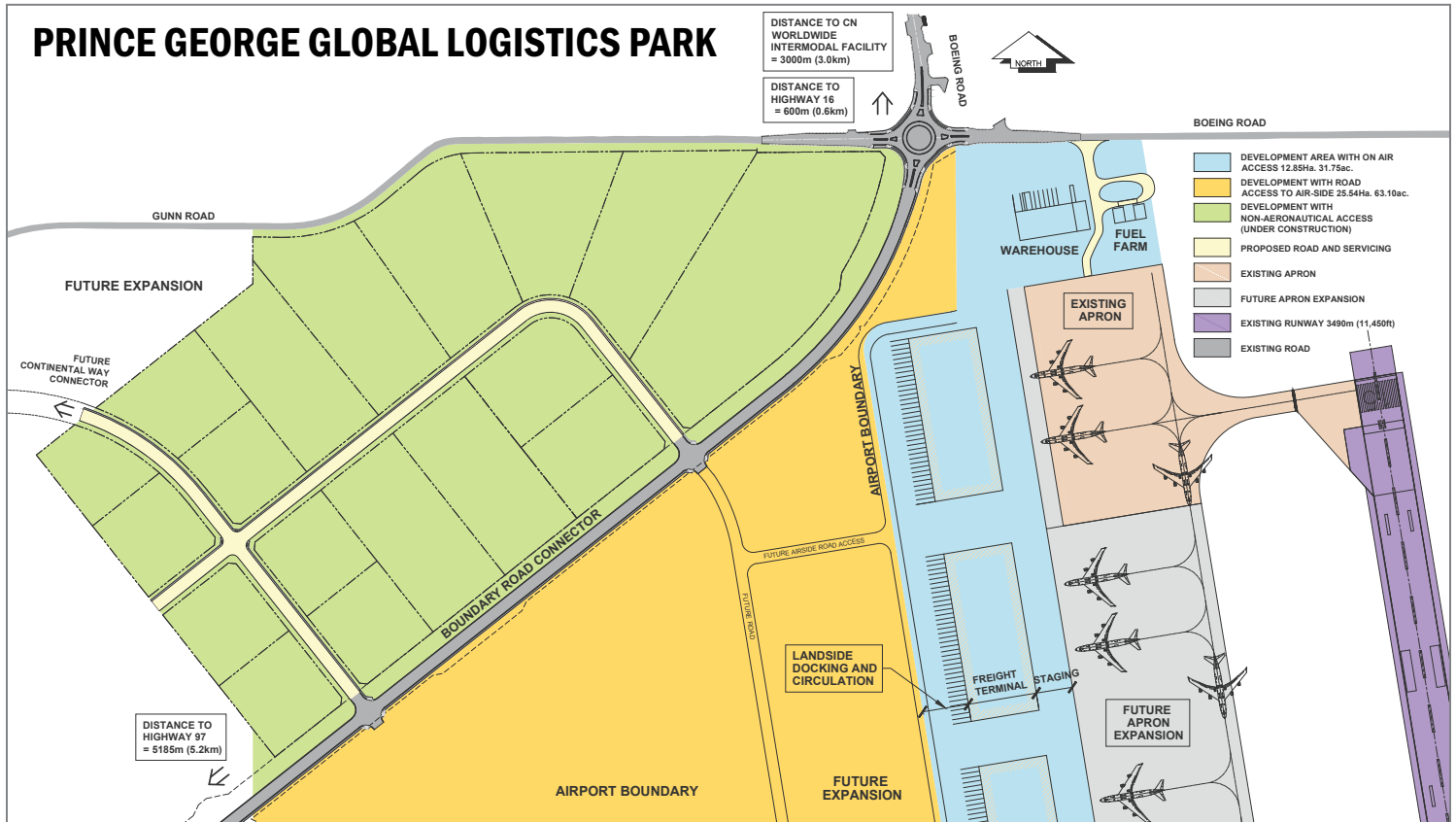
- 283 HA (700 acres) of available land
- Low airport land lease rates
- Long term lease capabilities
- Under 10 km to transcontinental rail line
- Airport and non-airport related development opportunities include cargo logistics development, hangars, flight school operations, aerospace, and multi-purpose land
- Close to two major highways (north/south and east/west) and a dangerous goods route

### 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:

This development opportunity currently consists of approximately 10.25ha subdivided into 8 light industrial lots ranging in size and price and located adjacent to the Prince George Airport. Ultimately the Prince George Global Logistics Park (PGGLP) will Encompass 860ha.

### Key Features:

- Lands are adjacent to the airport for through to fence operation
- Free Trade Zone
- Flexible lot sizing
- Proximity to airport and provincial highways
- Under 10 kms to transcontinental main rail line

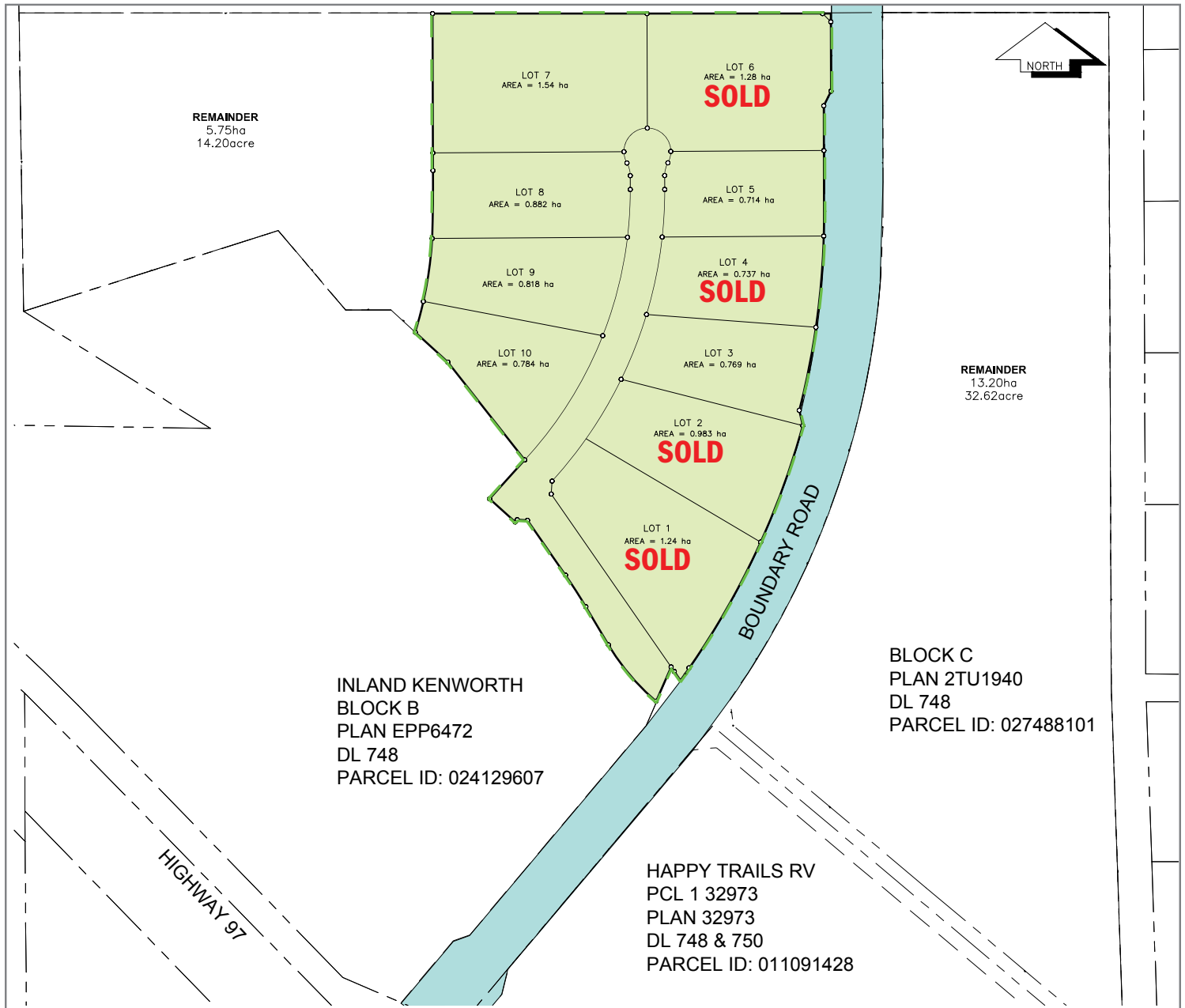
### Serviced Lots Include:

- 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
- Possible geothermal heating provided by Fortis Utilities
- 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

### Many Operational Opportunities:

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





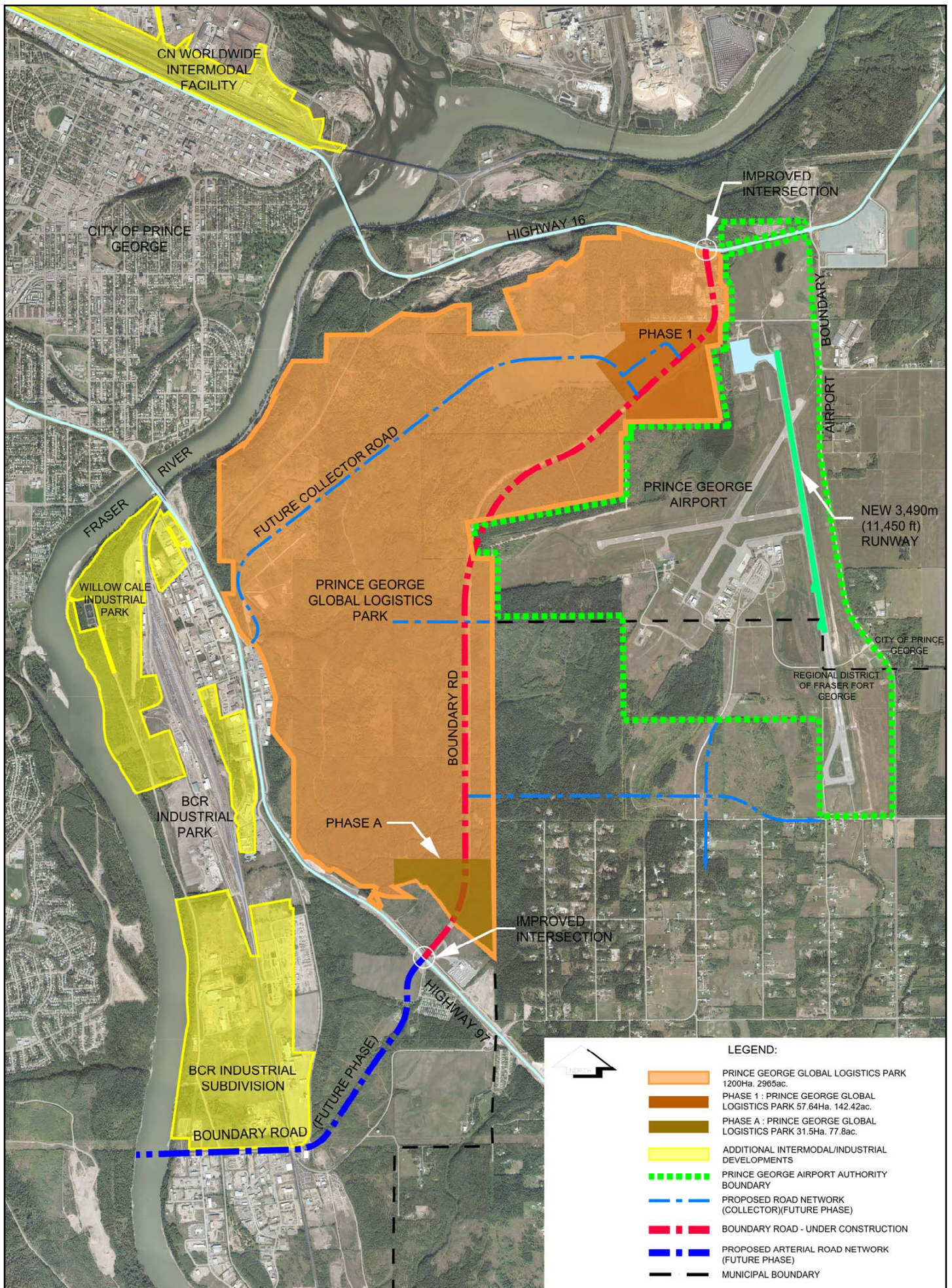
## Phase A

- 10 lots available, competitive pricing
- At Highway 97 South

### Serviced Lots Include:

- Roads - curb and gutter asphalt pavement surface complete with street lighting, bicycle lanes, sidewalks, and landscaped boulevards
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## Foreign Trade Zone

Prince George is Canada's western-most inland port and newest Foreign Trade Zone (FTZ). A FTZ is an officially designated location that is eligible for tariff and tax exemptions on raw materials, components, or finished goods imports. Investing in the Prince George FTZ helps businesses connect with provincial, national, and international markets by way of the city's transportation network:

- The Prince George Airport (YXS)
- The CN intermodal terminal
- Provincial Highways 16 and 97
- Access to the Port of Prince Rupert and the Port of Metro Vancouver

### Foreign Trade Zone Benefits

Program	Benefit	Qualifications
Duties Relief Program	Upfront relief of duties.	Goods must be exported within four years.
Drawback Program	Refunds duties for exported goods.	Goods must have been exported within four years.
Customs Bonded Warehouse	Defers/relieves duties and taxes.	Goods must not be substantially altered.
Export Distribution Centre Program	Upfront relief of GST/HST on certain imports and domestic purchases.	Must be export-oriented commercial entity that adds only limited value to goods.
The Exporters of Processing Services Program	Upfront relief of GST/HST on certain imports.	Goods must belong to non-residents and be re-exported after being processed.

### Opportunities

#### Airport Land

- 283 hectares (ha) of leasable land:
  - Airside general aviation
  - Airside cargo
  - Multipurpose
- 929 square metres of cargo warehouse leasable land
- Security fenced

#### Global Logistics Park Land

- Over 1,214 hectares (ha) of shovel-ready light industrial land
- Privately owned
- Option to have direct access with security fence







CITY OF  
**PRINCE GEORGE**

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