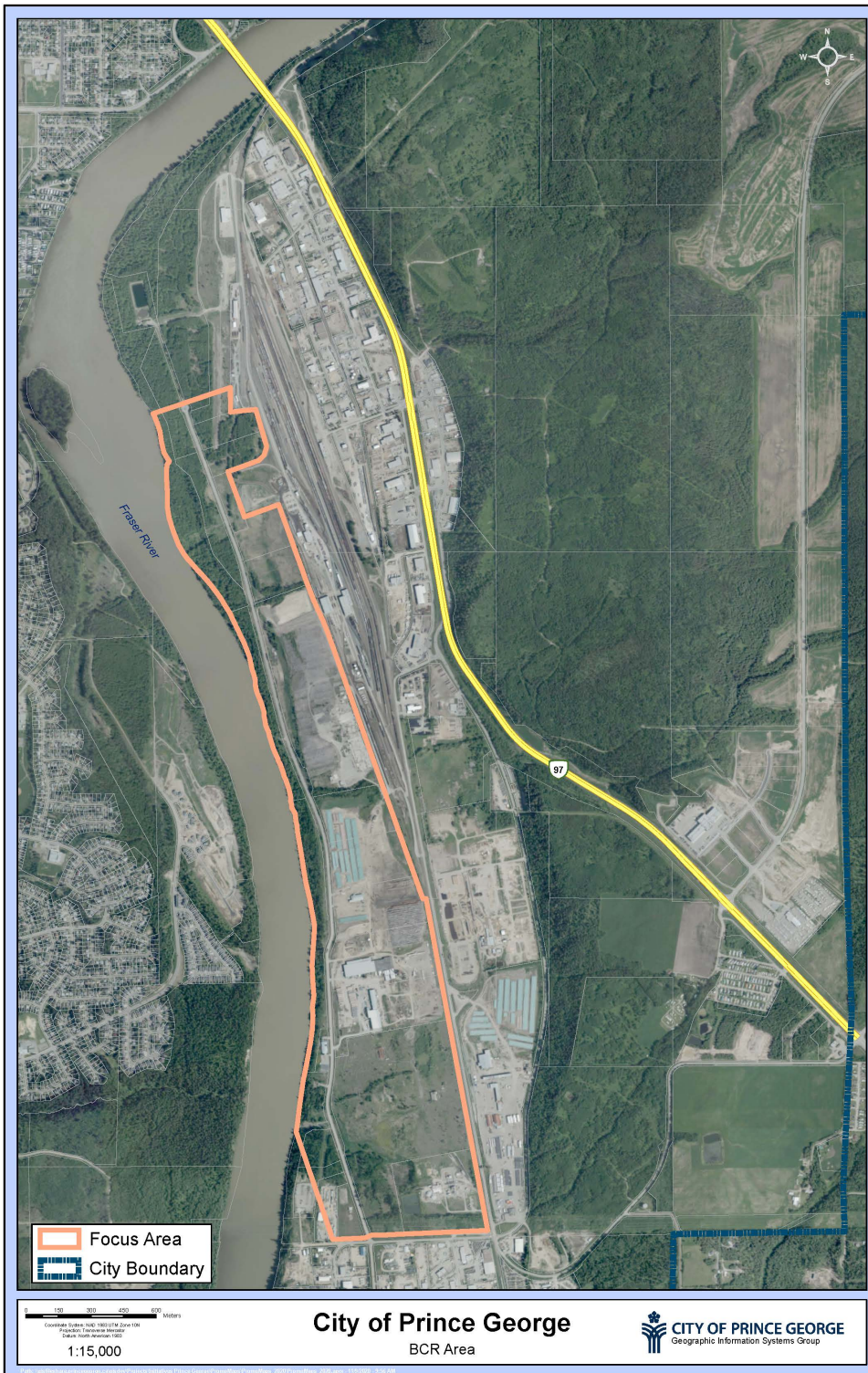


BCR Industrial Area



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

BCR Industrial Area

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:

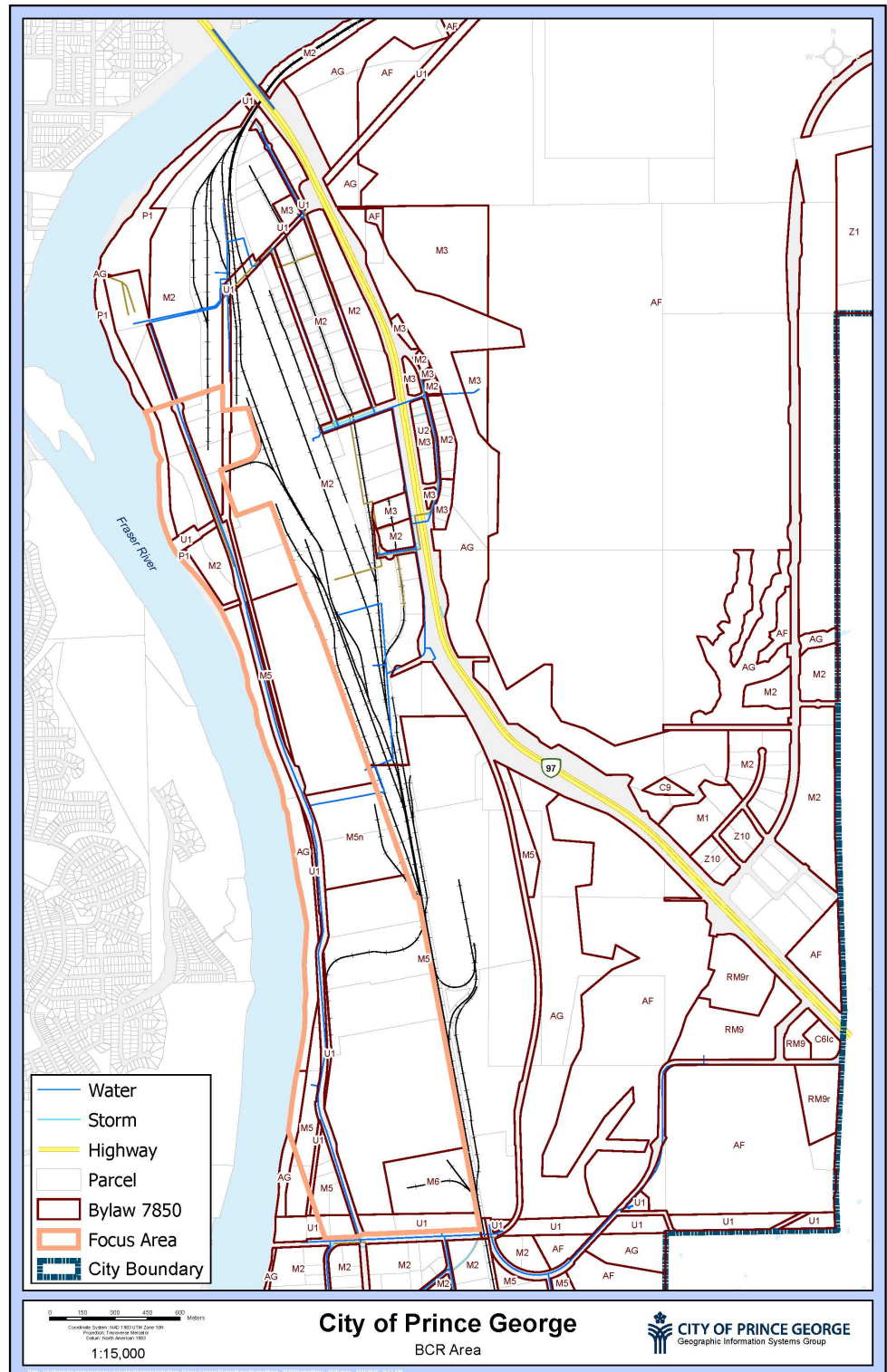
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based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

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 Planning and Development Department at the City of Prince George: 250.561.7611