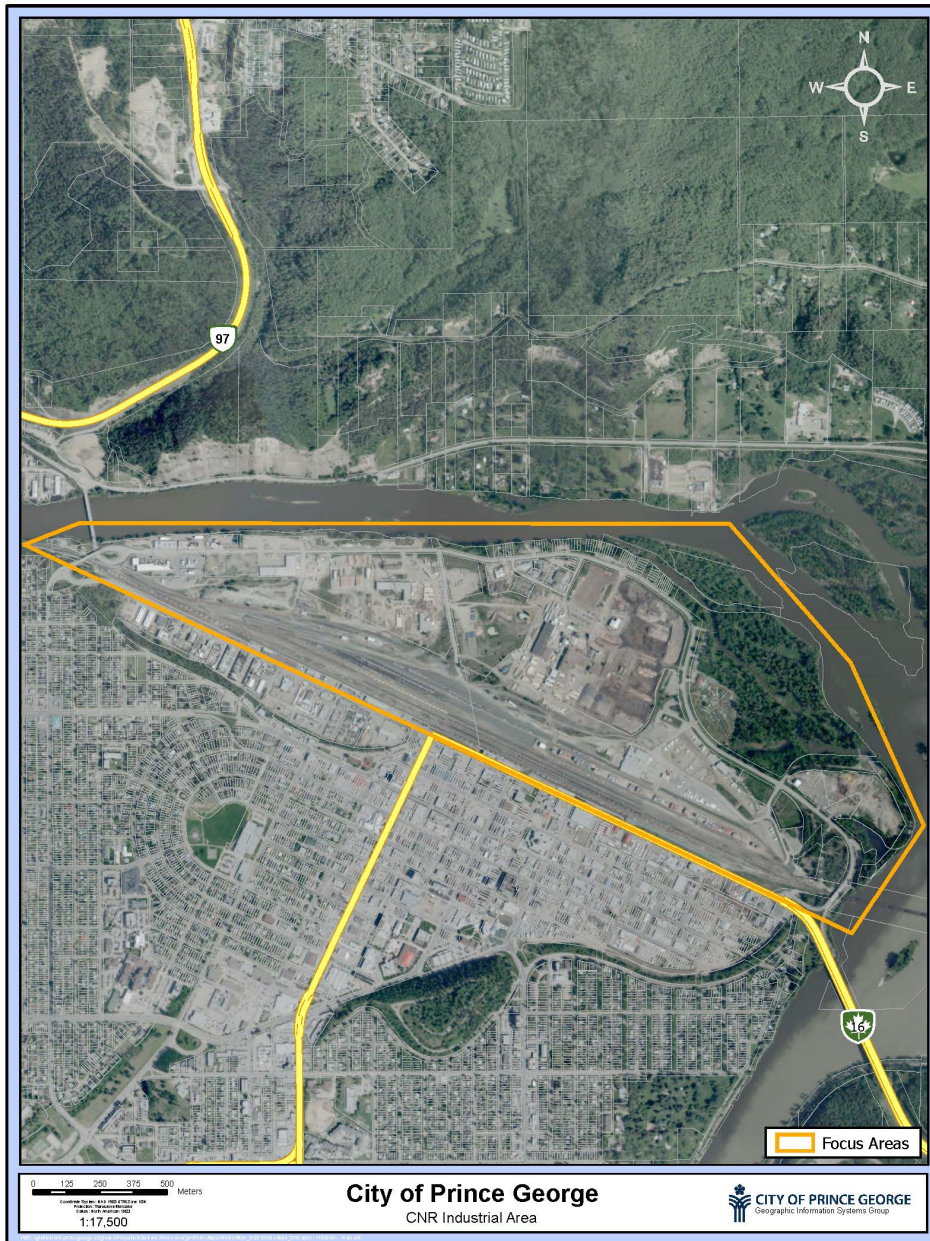


CNR Industrial Area



The CNR Industrial Area lies at the north end of the downtown Prince George, and is bordered by Highway 16 to the south and River Road to the east. The area is in close proximity to major transportation networks and utility corridors, and includes the main transload hub for the inter-continental CN line. The area has direct access to the east-west Provincial Highway 16, and is 3km from the Prince George International Airport. There are approximately 215 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: North end of the downtown, bordered by Highway 16 to the south and River Road to the east

Number of Property Owners: 21

Cost of Site (per acre): \$50,000 to \$250,000

Total Area (acres): Approximately 215 (531 acres), with variable parcel sizes available

Number of Access Roads: 2 (Highway 16 and River Road)

Distance to Rail: 0m – 300m

Distance to Highway: 0m – 300m

Distance to Airport: 3km

CNR Industrial Area

Utility Information:

Water:

- The CNR Industrial Area is serviced with City water supply with the exception of the east end of the area. There are no wastewater services in this area. Extension of services would be developer 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. For other pressure ranges, contact Fortis BC to determine availability.

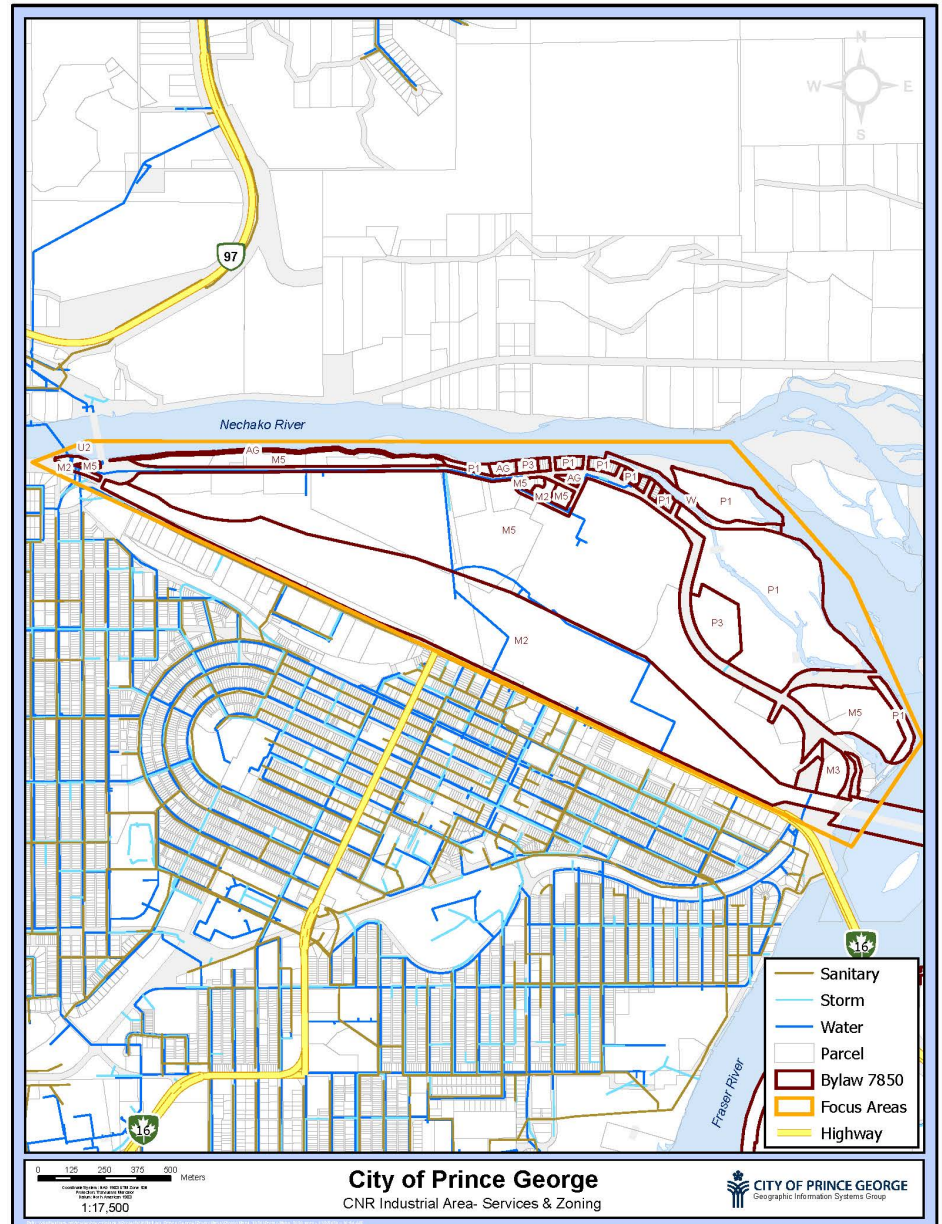
Communications:

- 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: AG, M2, M3, M5, P1, P3, U2, W

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