

Carter Light Industrial Area

The Carter Light Industrial Area is bordered by Provincial Highway 97 on the east, 15th Avenue to the north and Massey Drive to the south. The area is in close proximity to major transportation networks and utility corridors, with direct access to Highway 97 and is 3km away from Highway 16. It is 14km from the Prince George International Airport. There are nearly 95 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. The majority of parcels are fully developed with building(s) on site. The average parcel size is 0.2 to 0.4 hectares. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Provincial Highway 97 and 15th Avenue

Number of Property Owners: 131

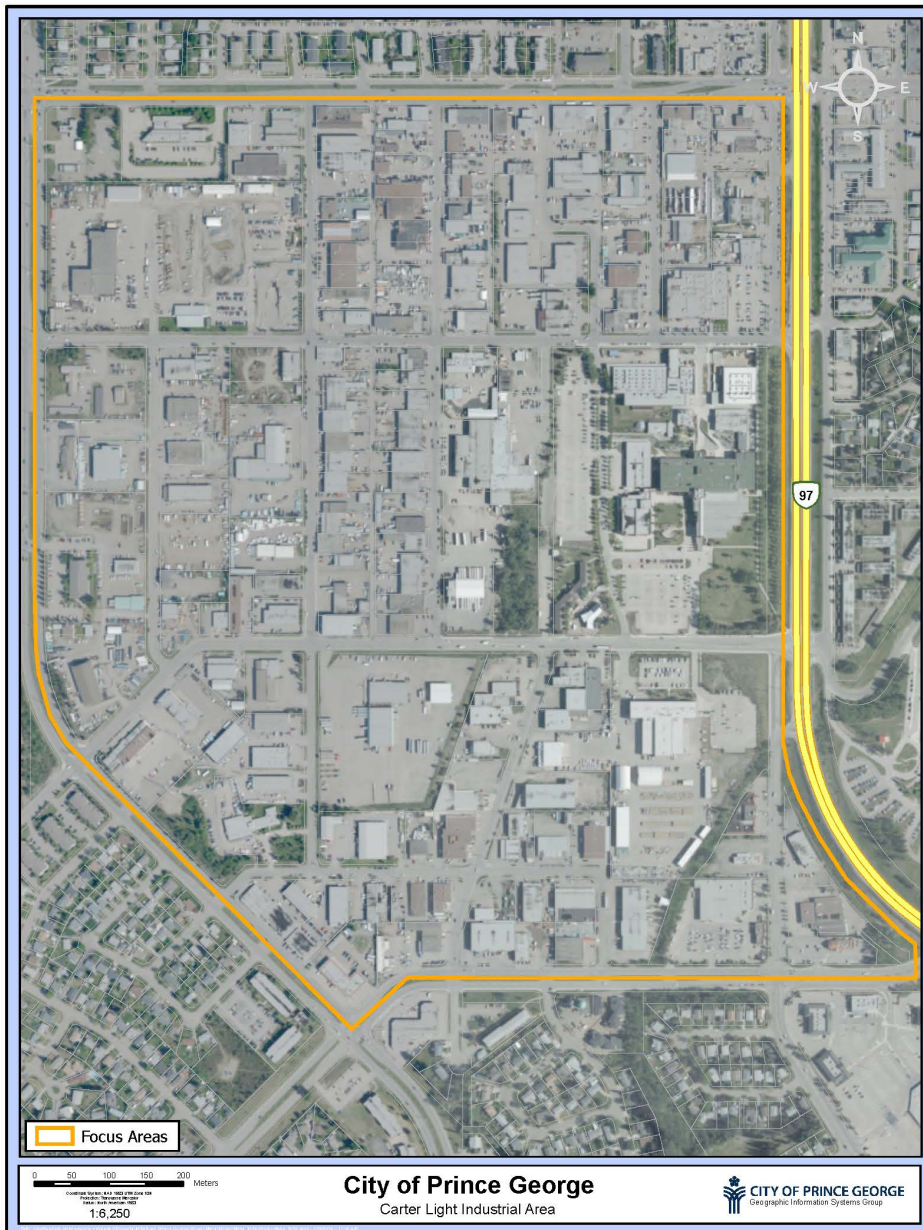
Cost of Site (per acre): \$500,000 to \$750,000

Total Area (acres): Approximately 95 (234 acres), with variable parcel sizes available

Number of Access Roads: 10 (the main arterial routes being Highway 97, Ospika Blvd., 15th Ave., 18th Ave., Massey Dr.)

Distance to Rail: 4km

Distance to Highway: 0m – 500m



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Utility Information:

Water:

- The Carter 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 12KV 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, M3, P1, P3, P4, U2, Z3, Z4

Please refer to the [City of Prince George Zoning Bylaw No. 7850, 2007](#) for complete zoning descriptions.

