

Danson Industrial Area

The Danson Industrial Area is situated approximately 5 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 has direct access to the north-south Provincial Highway 97, the Prince George International Airport and the trans-continental CN line, all within a few kilometres. There are approximately 215.6 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. Both privately-owned and City-owned parcels are available for purchase or lease within the area.



Area Information:

Location: South of Boundary Road, west of Highway 97

Number of Property Owners: ~ 95

Cost of Site (per acre): +/- \$250,000

Total Area (hectares): Approximately 215.6 (533 acres), with variable parcel sizes available

Number of Access Roads: 5 (Willow Cate Rd., Milwaukee Way, Industrial Way, Penn Rd., Boundary Rd.)

Distance to Rail: 0m – 1,000m

Distance to Highway: 2km – 3km

Distance to Airport: ~8km

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Utility Information:

Water:

- The Danson 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:

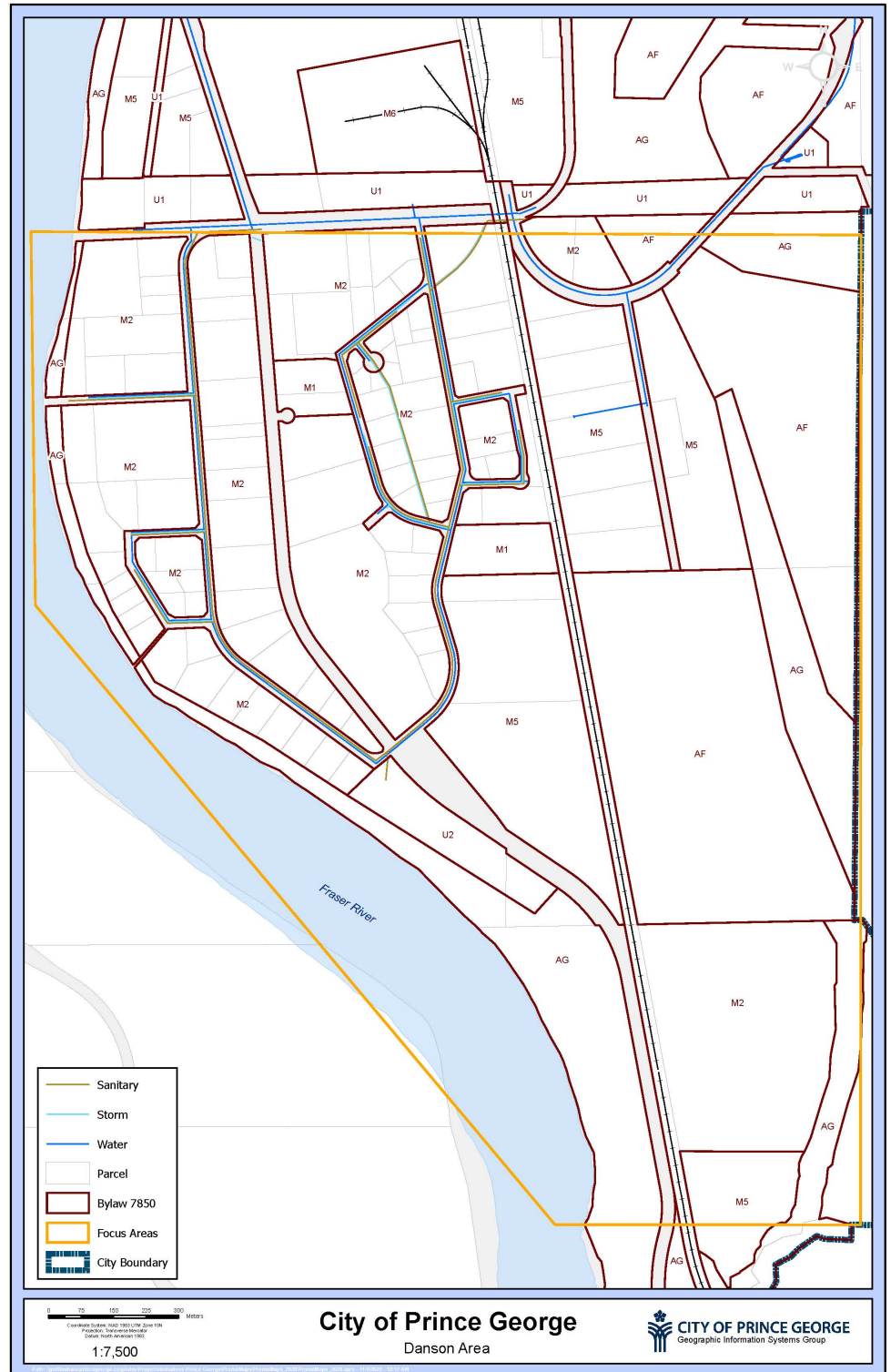
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required, individual customers are responsible for the cost; however, the customer will receive revenue allowances toward the extension cost based 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: M1, M2, 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 the Planning and Development Department at the City of Prince George: 250.561.7611