

# Nechako Light Industrial Area



**The Nechako Light Industrial Area** is situated just north of downtown Prince George. The area is in close proximity to major transportation networks, utility corridors and the downtown. Immediately adjacent to the north-south Provincial Highway 97, the area is in close proximity to the Prince George International Airport and trans-continental CN line. The area encompasses more than 28.7 hectares of primarily developed parcels divided into variable sizes suited for light industrial use. Both privately-owned and City-owned parcels are available for purchase or lease within the area.

## Area Information:

**Location:** North Nechako Road and Highway 97

**Number of Property Owners:** ~39

**Cost of Site (per acre):** +/- \$450,000

**Total Area (Hectares):** Approximately 28.7 (71 acres), with variable parcel sizes available

**Number of Access Roads:** 2 (Tomlin Rd., Ongman Rd.)

**Distance to Rail:** 250m - 750m

**Distance to Highway:** 10m - 600m

**Distance to Airport:** 15km

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## Utility Information:

### Water:

- The Nechako Light Industrial Area is fully serviced with City water and wastewater services. Developers are required to contact the City of Prince George Planning and Development Department for specific capacity needs.

### Hydroelectricity:

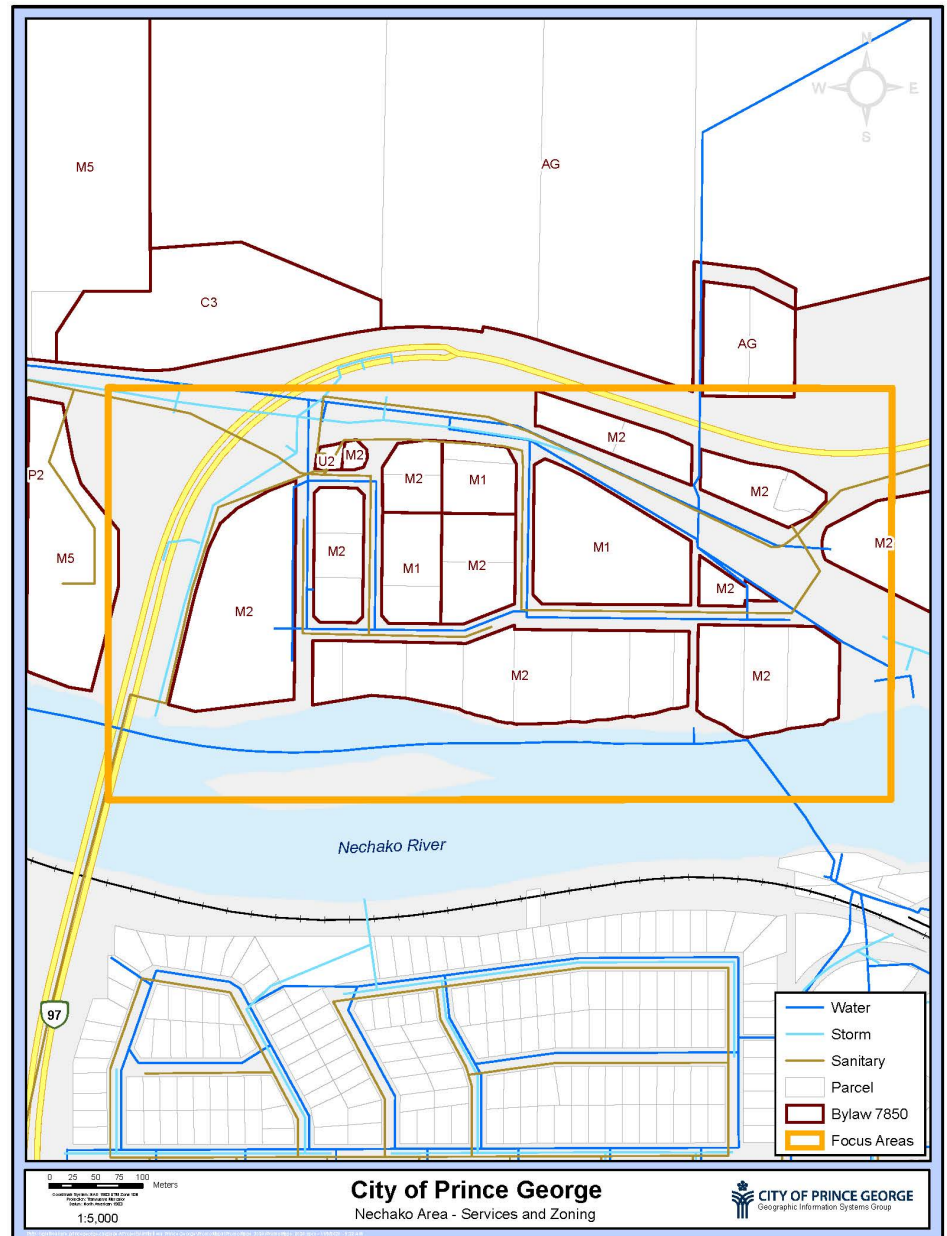
- Electricity prices in Prince George are amongst the lowest in North America.
- Loads are delivered with 25KV distribution lines. If a load extension is required individual customers are responsible for the cost; however, the customer will receive revenue allowances towards the extension cost based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

### Natural Gas:

- Fortis BC provides services throughout the site. Natural gas line size and pressure: DP - 420kPA/ 60 psi 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: M1, M2, M5, U2

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