

Northwood Industrial Area

The Northwood Industrial Area is situated on Highway 97, north of Northwood Pulp Mill Road. The area is in close proximity to major transportation networks and utility corridors, and is approximately 7km north of the downtown. The area has direct access to the north-south Provincial Highway 97, is 7km from the trans-continental CN line, and is 22km from the Prince George International Airport. There are approximately 9 hectares, divided into variable parcel sizes suited for light or intermediate industrial use. The average parcel size is approximately 1 hectare. Privately-owned parcels are available for purchase or lease within the area.

Area Information:

Location: Highway 97 north of Northwood Pulp Mill Road

Number of Property Owners: 11

Cost of Site (per acre): \$150,000 to \$250,000

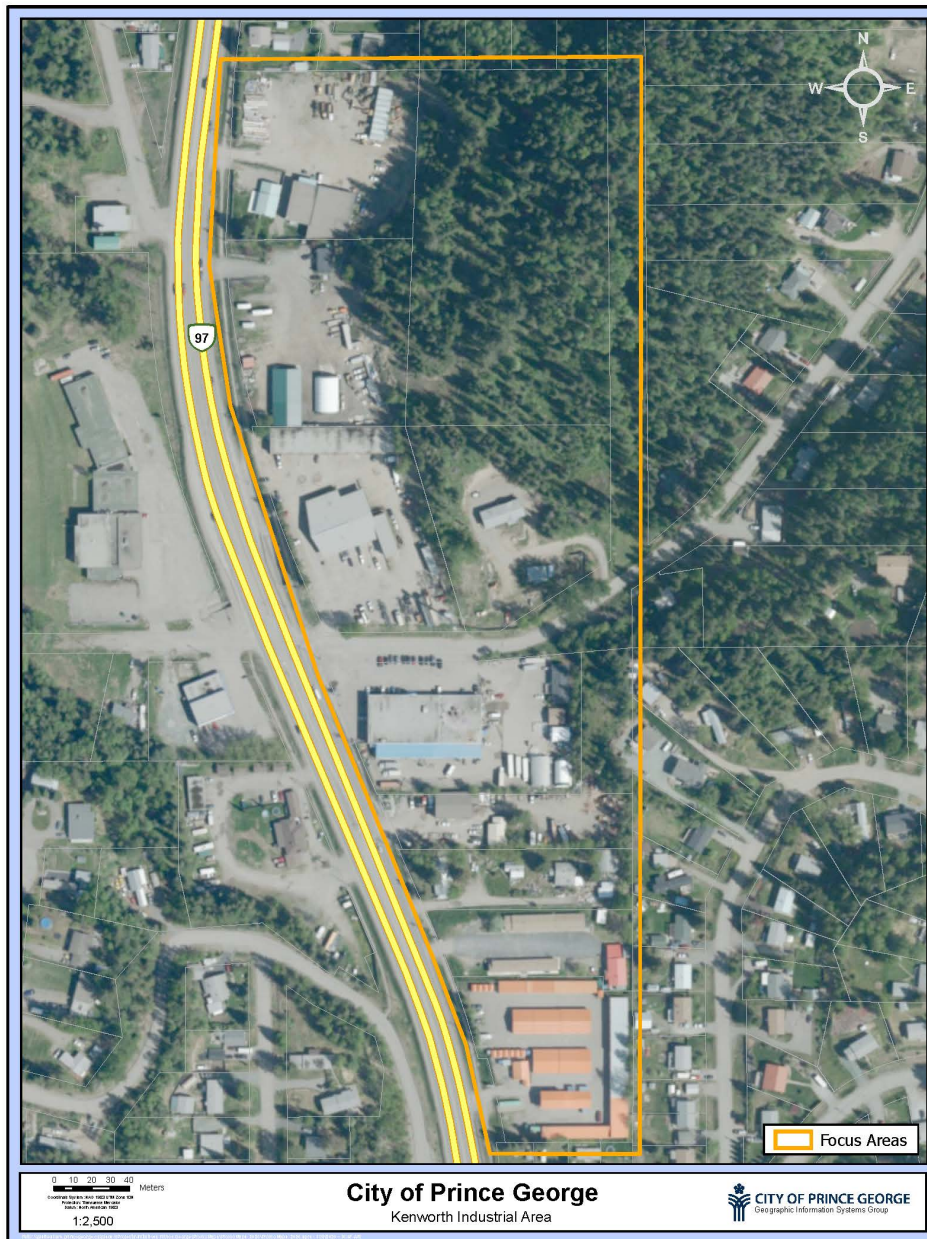
Total Area (hectares): Approximately 9 (22acres), with variable parcel sizes available

Number of Access Roads: 4 (Kenworth Rd. East, Noranda Rd. East, Shamrock Rd., Fehr Rd.)

Distance to Rail: 7km

Distance to Highway: 0m – 300m

Distance to Airport: 22km



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Utility Information:

Water:

- The Northwood 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.

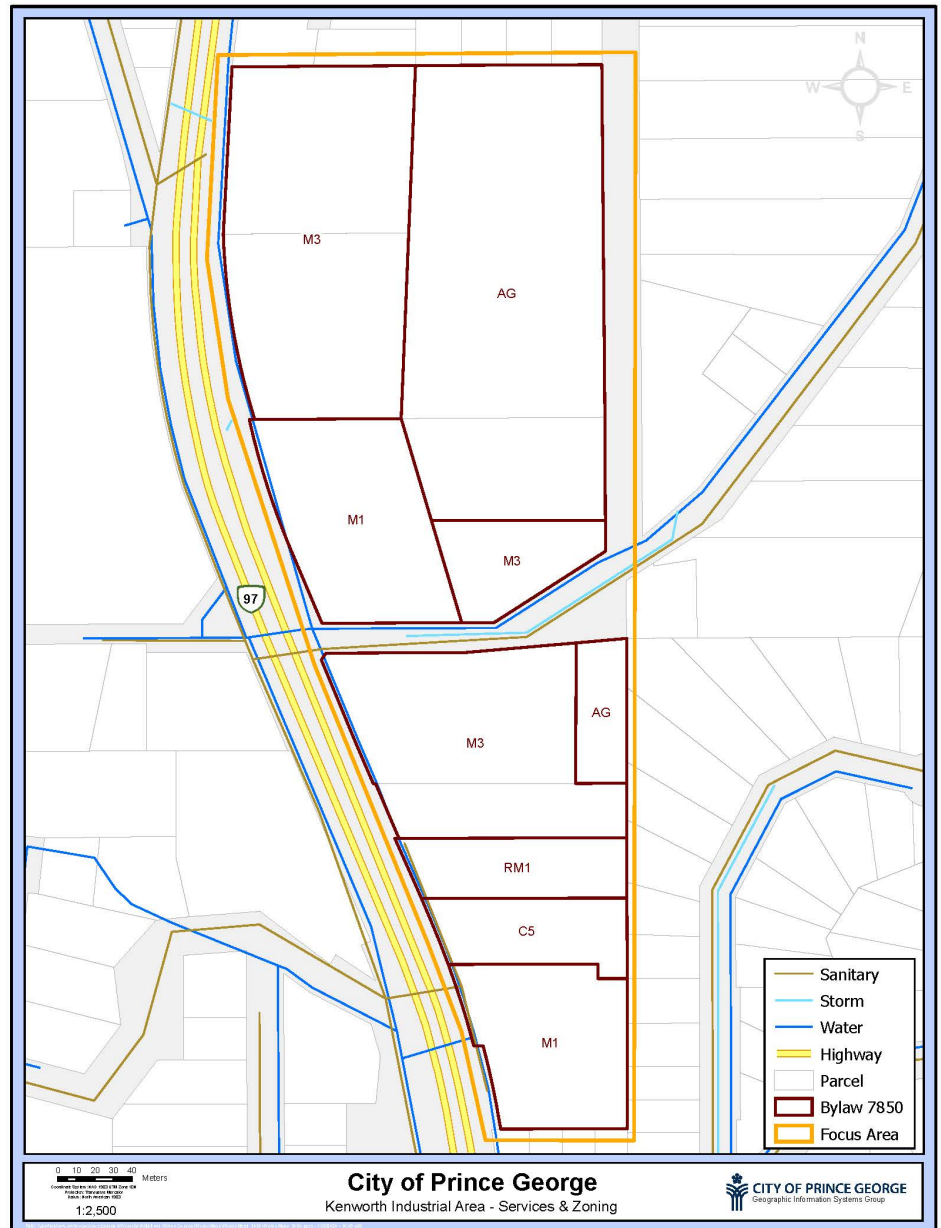
Communications:

- 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: AG, C5, M1, M3, RM1

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