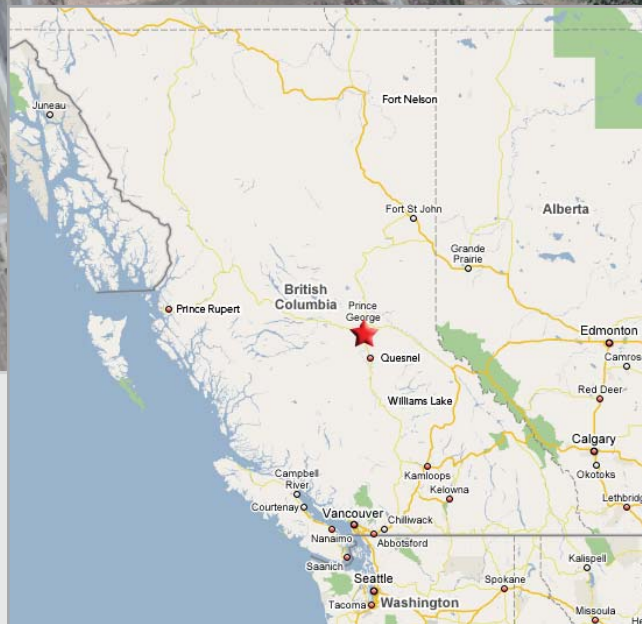


FOR SALE

Fully Serviced 84.63 acre site with Rail



**6565 Industrial Way  
Prince George, BC**

**Bill Randall**

604.608.5967

bill.randall@ca.cushwake.com

**CUSHMAN &  
WAKEFIELD  
LEPAGE**  
Global Real Estate Solutions

# FOR SALE

# Fully Serviced 84.63 acre site with Rail

## LOCATION

The subject property is located in Willow Cale Industrial Park which is adjacent to BCR Industrial Park. This well established industrial area is only minutes to downtown Prince George and the Prince George Airport. The area is home to companies such as Peterbilt, Canadian Forest Products Ltd., Freightliner, Wajax, Williams Machinery, Fountain Tire, Kinacor, Brandt Tractor, Finning.

Prince George is a bustling city of over 72,000 people (and 250,000 people within the trading area) situated at the crossroads of Highway 97 and Highway 16 (east-west). As a major city of the Pacific Rim, Prince George is firmly tied to the global market. The National Post newspaper recently named Prince George in a list of Top 10 cities on the cusp of a boom. Residential and commercial construction has taken off and Prince George is now seeing billions of dollars of new investment pouring into the community and region. Three major pipeline projects have been proposed for the area, with a value over \$5 billion and the creation of 5,000 jobs. Two new mines have opened near Prince George, injecting nearly \$400 million into the area's economy. Prince George is quickly becoming a centre for goods and services for the mining industry.

## LEGAL

Parcel 1, DL 747, Cariboo District Plan BCP 38932, PID: 017-810-299

## SITE FEATURES

- Lot is level
- Rail service
- Good soils with mixed aggregate base
- Fully serviced
- Legal access via Willow Cale Road

## ZONING

M-2 (General Industrial)

## LOT SIZE

84.63 acres

## TENANT

Canadian Forest Products Ltd.

## NET ANNUAL INCOME

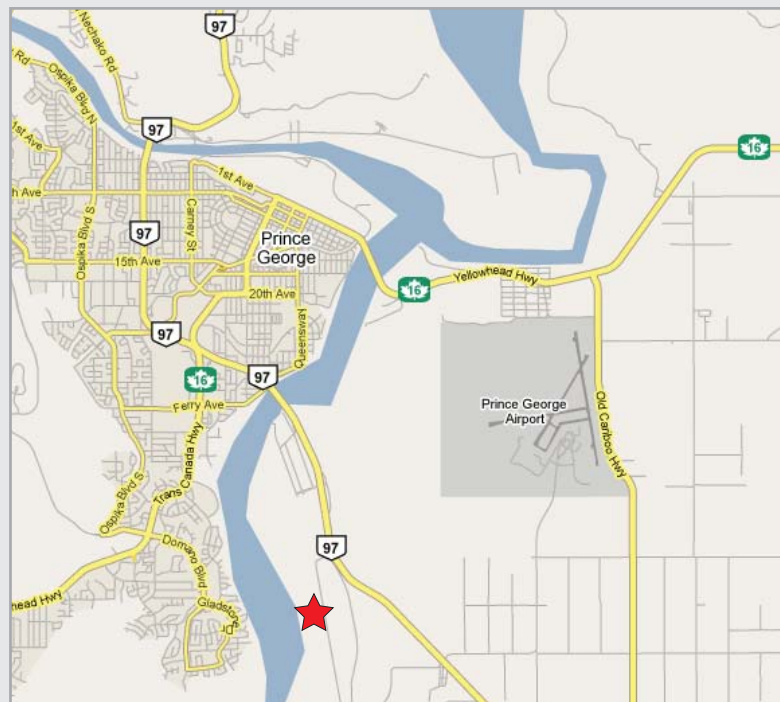
\$132,705

## LEASE EXPIRY

October 31<sup>st</sup>, 2010

## PRICE

\$4,200,000



## Bill Randall

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