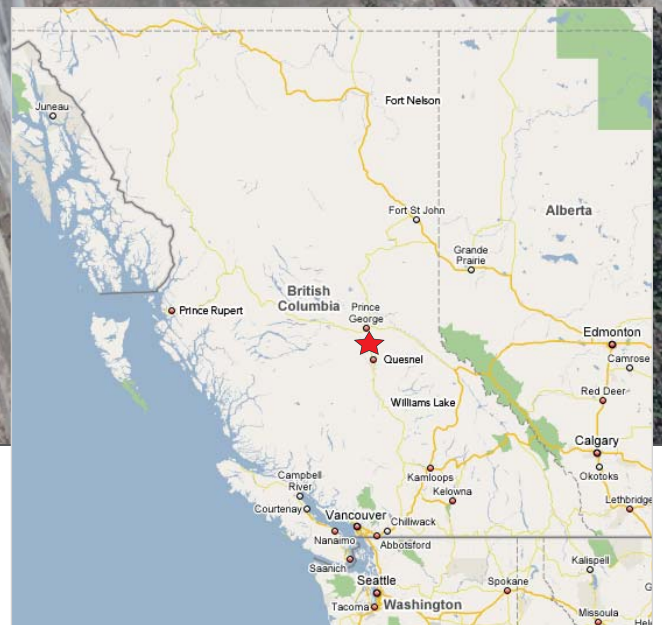




**CUSHMAN &
WAKEFIELD**

FOR SALE

**6565 INDUSTRIAL WAY
PRINCE GEORGE, BC**



Bill Randall

Personal Real Estate Corporation
604 608 5967
bill.randall@ca.cushmanwakefield.com



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**6565 INDUSTRIAL WAY
PRINCE GEORGE, BC**

LOCATION

The subject property is located in the 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, Freightliner, Wajax, Williams Machinery, Fountain Tire, Kinacor, Brandt Tractor and Finning.

Prince George is a bustling city of over 88,000 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.

LEGAL

Parcel 1, DL 747, Cariboo District Plan PGP 36282
PID: 017-810-299

SITE FEATURES

- Lot is level
- Rail service
- Good soils with mixed aggregate base
- Fully serviced

ZONING

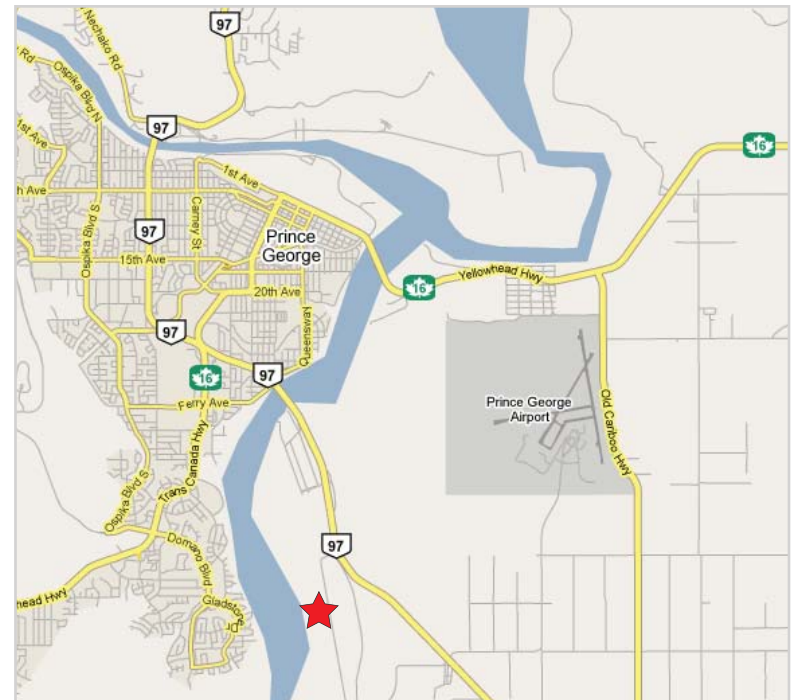
M-2 (General Industrial)

LOT SIZE

84.63 acres

PRICE

\$4,950,000



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