



**CUSHMAN &  
WAKEFIELD**

FOR SALE

**1140 PACIFIC STREET  
PRINCE GEORGE, BC**

**HIGHWAY EXPOSURE PROPERTY LEASED TO FINNING**



**Bill Randall**

Personal Real Estate Corporation  
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**LOCATION**

The subject property is located in the BCR Industrial Park along Highway 97. This well established industrial park is only minutes to downtown Prince George and the Prince George Airport. The Park is home to companies such as Freightliner, Williams Machinery, Wajax, Fountain Tire, Kinnecor, Brandt Tractor and Finning.

Prince George is a bustling city of over 76,000 people (and 250,000 people within the trading area) situated at the crossroads of Highway 97 (north-south) and Highway 16 (east-west), and at the confluence of the Fraser and Nechako Rivers. As a major city of the Pacific Rim, Prince George is firmly tied to the global market.

**ZONING**

M-1B (General Industrial) Accommodates a wide range of general service, industrial and light manufacturing.

**LEGAL**

Lot 44, District Lot 745, Caribou District, Plan 17833 Except Plan PGP36481, PID: 001-270-608

**SITE SIZE**

4.63 acres

**BUILDING SIZE**

Ground Floor Office/Showroom	8,103 sf
Mezzanine Office	1,900 sf
Shop Area	21,011 sf
Parts Area	7,714 sf
<b>TOTAL</b>	<b>38,728 sf</b>

**TENANT**

Finning

**LEASE EXPIRY**

September 30th, 2023

**NET INCOME**

Average Annual Rent      \$690,000

**ASKING PRICE**

\$10,650,000 (6.5% return)  
Property is held by a bare trustee.

**PROPERTY FEATURES**

- Well finished office/showroom area
- 28' clear ceiling height in shop area
- 2-10 tonne overhead cranes
- Paved and fenced
- Rail potential
- 10 grade level doors
- Fully serviced
- Air-conditioned in the office/showroom
- Phase 1 & 2 environmental reports available



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