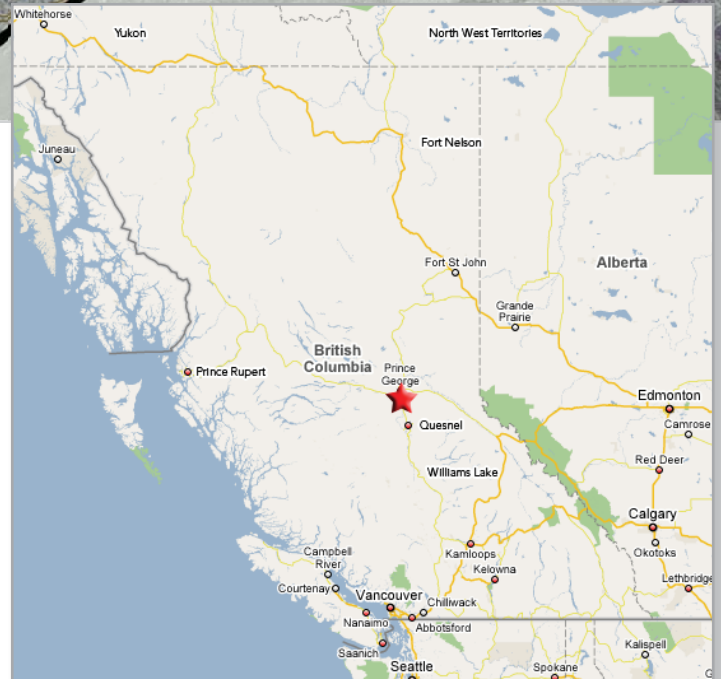
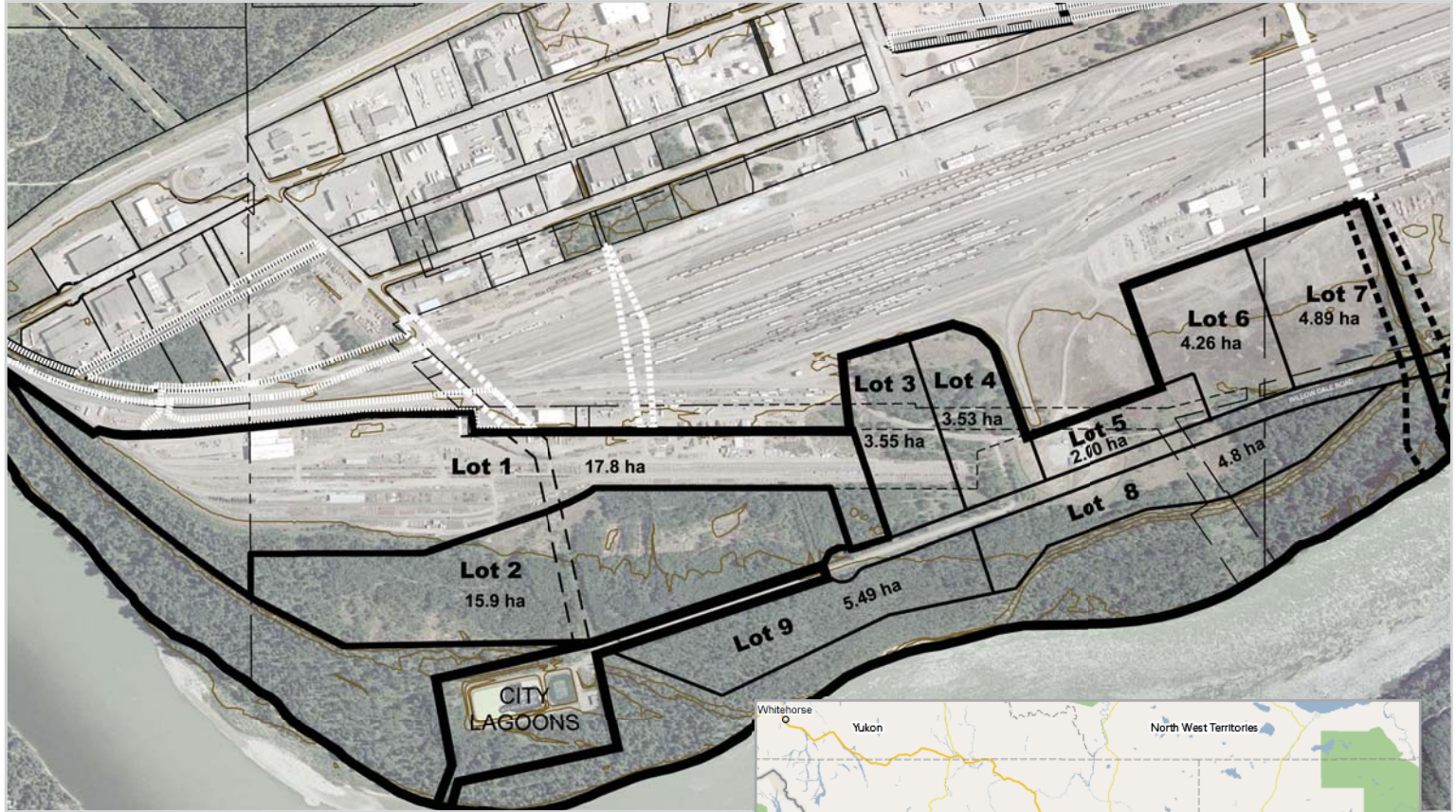


# FOR SALE

## Willow Cale Industrial Park

Fully Serviced Lots with Rail from 4.94 to 153 Acres



*Industrial Lots Available*

**Willow Cale Industrial Park  
Prince George, BC**

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 **CUSHMAN & WAKEFIELD®**  
Global Real Estate Solutions<sup>SM</sup>



# FOR SALE

## Willow Cale Industrial Park

Fully Serviced Lots with Rail from 4.94 to 153 Acres

### LEGAL DESCRIPTION

Lot 3, DL 124, LD 25, Plan 13834

PID: 009-158-430

### LOCATION

The subject properties are 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, Freightliner, Wajax, Williams Machinery, Fountain Tire, Kinacor, Brandt Tractor, Finning and Canadian Forest Products Ltd.

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.

### SITE FEATURES

- Lots are level
- Rail service available to most lots
- Good road access
- Excellent soils with gravel and mixed aggregate base
- Fully serviced

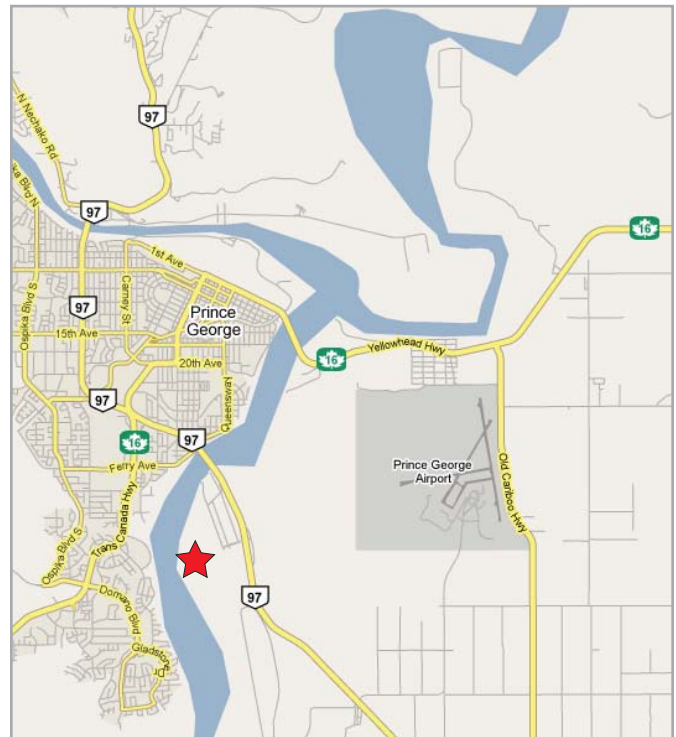
### ZONING

M-2 (General Industrial)

### LOT SIZES & PRICES

Lot 1	43.98 Acres*	\$7,455,000
Lot 2	39.29 Acres	\$5,565,000
Lot 3	8.77 Acres	\$1,785,000
Lot 4	8.72 Acres	\$1,785,000
Lot 5	4.94 Acres	\$945,000
Lot 6	10.53 Acres	\$1,906,750
Lot 7	12.08 Acres	\$2,010,750
Lot 8	11.86 Acres	\$1,065,750
Lot 9	13.57 Acres	\$1,100,000

\*Includes a 26,617 sf building with a 10 tonne crane, access from Industrial Road and Willow Cale Road.



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