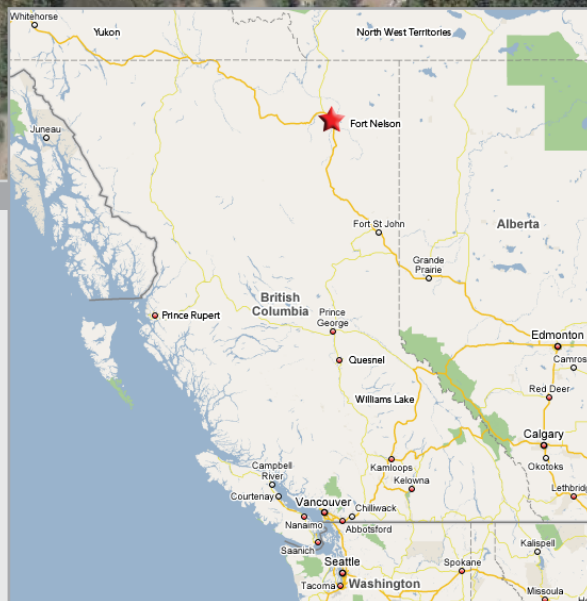


FOR SALE

5.45 ACRE LAND LEASE
TO ENERSUL (BERKSHIRE HATHAWAY)



21-29 Barber Way
BCR Industrial Park, Fort Nelson, BC

Bill Randall

604.608.5967

bill.randall@ca.cushwake.com

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

FOR SALE

BCR Industrial Park

LOCATION

Fort Nelson, a thriving northern community, is located at Mile 300 of the Alaska Highway, 892 kilometers (554 miles) north of Prince George on Highway 97 and is the service and transportation centre for the regional economy. Founded as a fur trading post almost 200 years ago, Fort Nelson developed mostly as a result of the construction of the Alaska Highway. The economy is primarily based on the natural resource industry, with the majority of economic activity in oil, gas, forestry and is increasingly emphasizing area services and tourism. It is home to North America's largest gas processing plant and one of BC's largest forest products plants. Fort Nelson is the gateway to the northernmost reaches of the world famous Rocky Mountains and is well-known destination for fishing, hunting, back country hiking, white-water rafting and other wilderness pursuits. Year round, the town is home to over 4,500 residents while 1,600 additional residents settle in the surrounding Northern Rockies Regional District area. The community also experiences seasonal population increases; In winter, logging and oil rig activities bring in another two to five thousand additional individuals and during the summer tourism season; April through to September, about 140,000 visitors travel through the area.



LOT DETAILS

PEACE RIVER DISTRICT PLAN BCP 26166

LOT 26: PID 026-864-240 District Lot 3085

LOT 27: PID 026-864-258 District Lot 3085

LOT 28: PID 026-864-266 District Lot 3085

ZONING

Industrial

SITE FEATURES

- Lots are level
- Rail serviced
- Good highway access
- Good soils
- Fully serviced except sewer

LOT SIZES

Lot 26 2.11 Acres

Lot 27 1.67 Acres

Lot 28 1.67 Acres

Total 5.45 Acres

LEASE EXPIRY

October 31st, 2015

LEASE RATE

\$72,300 per annum with rent reviews every two years.

TENANT

Enersul Limited Partnership

A member of the Berkshire Hathaway Company

PRICE

\$950,000

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