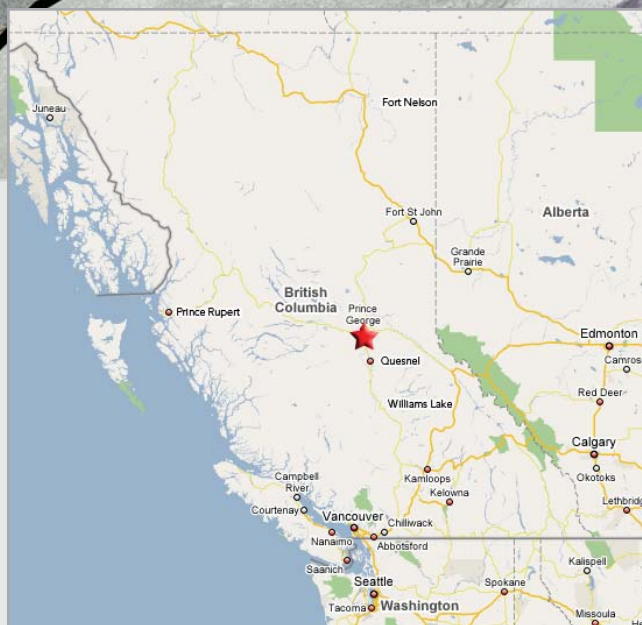
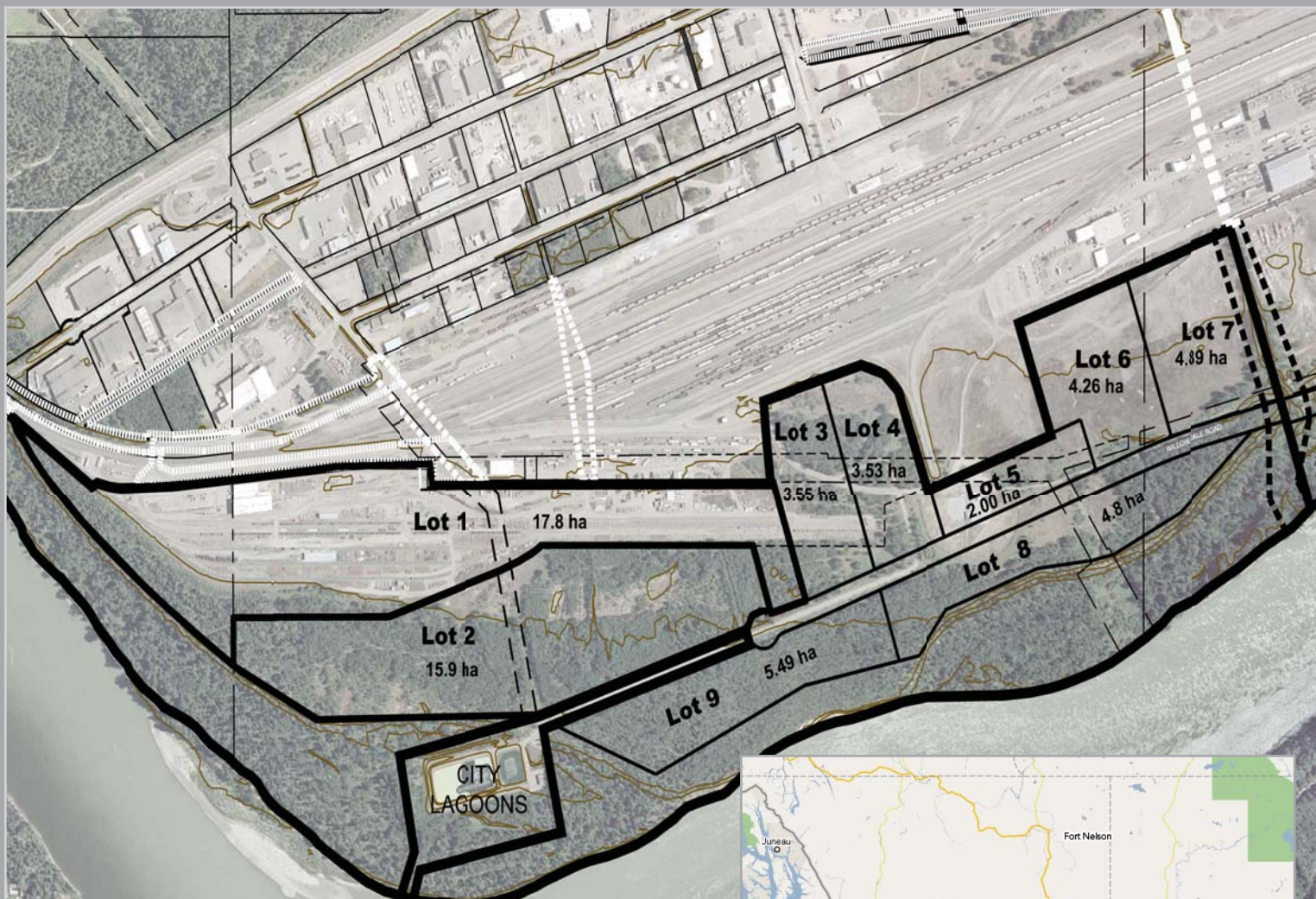


FOR SALE

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

Bill Randall

604.608.5967

bill.randall@ca.cushwake.com

FOR SALE

Willow Cate Industrial Park

Fully Serviced Lots with Rail from 4.94 to 153 Acres

LOCATION

The subject properties are located in Willow Cate 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

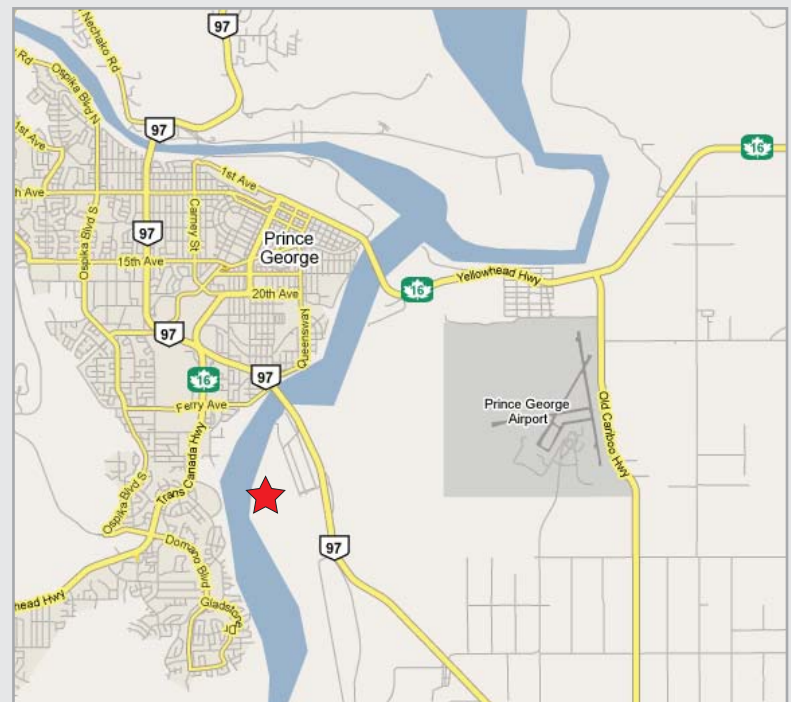
PROPERTIES ARE BEING SOLD ON AN "AS IS, WHERE IS" BASIS. SUBDIVISION IS NOT REGISTERED BUT REGISTRATION IS ANTICIPATED SHORTLY.

THE VENDOR MAY GIVE PRICE CONSIDERATION FOR AN EN BLOC OR MULTIPLE LOT PURCHASE

Bill Randall

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