



For Sale | 6565 Industrial Way, Price George BC

Fully Serviced 84.63 Acre Site with direct rail service

Site features 22,000 SF of buildings



Bill Randall
Personal Real Estate Corporation
Executive Vice President
+1 604 671 3077
bill.randall@colliers.com

Rob Down
Senior Vice President
+1 604 692 1486
rob.down@colliers.com

Jennica Palecek
Commercial Real Estate Advisor
+1 604 694 7226
jennica.palecek@colliers.com

The Opportunity

This industrial property features three buildings and ample excess land, offering potential for subdivision. It provides easy access to major trucking routes and includes a dedicated onsite rail line, making it an ideal location for streamlined transportation and logistics operations.

The Location

6565 Industrial Way is located in the well-established BCR Industrial Park, a prime industrial hub in Prince George. The fully serviced, level lot offers ideal development conditions with good soil and a mixed aggregate base. Just minutes from downtown and the Prince George Airport, the area hosts major companies like Peterbilt, Freightliner, Wajax, and Finning, creating a vibrant industrial environment.

Salient Facts

Civic Address	6565 Industrial Way, Prince George BC
Legal Description	PARCEL 1 DISTRICT LOT 747 CARIBOO DISTRICT PLAN PGP36282 EXCEPT PLAN BCP38932
Location	BCR Industrial Park
Parcel Identifier	017-810-299
Site Size	87.03 acres
Property Taxes	\$139,142.18
Zoning	M5 - Business & Industrial
OCP Designation	Business District - Medium Industrial Rural Resource & Utility
Comments	Improvements - 13,500 SF Maintenance Shop, 5,048 SF Office Building, 3,630 SF Helicopter Hanger Natural gas supply within 100m south of shop. Rail connection and 25 kv 2 megawatt power supply.



Improvement Overview

Maintenance Shop

Year Built	2021
Total Area	13,500 SF
Main Floor Area	11,250 SF
Mezzanine Office Area	2,250 SF
Overhead Doors (4)	16'W x 20'H
Ceiling Heights	40' shop area, 12' under mezzanine, 8' mezzanine
Notes	Newly constructed, 2 rail lines through 2 divided bays



Office Building

Year Built	1973 approximately
Total Area	5,048 SF
Main Floor Area	2,550 SF
Basement Area	2,498 SF
Notes	Well maintained with extensive interior updates



Helicopter Hangar

Year Built	1973 approximately
Total Area	3,630 SF
Overhead Door (1)	29'W x 14'H
Ceiling Height	15'
Notes	Varying levels of interior updating and well maintained. Lease in place until 2028 with an option to renew for an additional 5-year term.



Maintenance Shop

Condition	Newly constructed, above average
Foundation	Concrete slab
Frame	Steel frame
Exterior	Metal cladding, low pitch metal roof
Main Floor	Ceiling: painted drywall, foil back insulation, 40' height
	Walls: metal cladding, painted drywall
	Floor: polished concrete and epoxy paint
	Facilities: one half bathroom
Mezzanine	Ceiling: suspended tile, 8' height
	Walls: painted drywall
	Floor: polished concrete
Windows & Doors	Facilities: reception area, offices, kitchen, one half bathroom, one full bathroom including two stalls, urinal and shower
	Seven metal entry doors, four 20'x16' automatic overhead doors, double pane vinyl windows in eastern mezzanine, double glazed acoustic windows on western wall, fixed wire glass internal windows in mezzanine



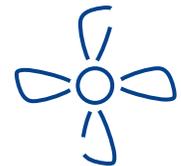
Lighting

High bay and fluorescent fixtures



Electrical

600A 600 volt 25kv to yard and shop, welding receptacles

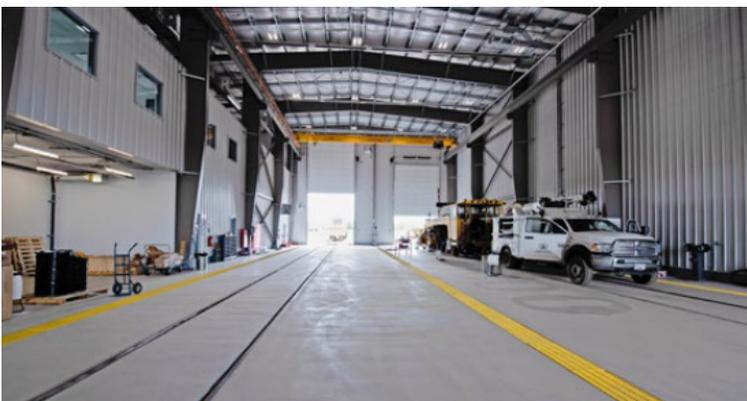


HVAC

Natural gas forced hot air and radiant heaters (shop & mezzanine), electrical baseboards (mezzanine), additional forced hot air suspended heaters



13,500
total square feet



Office Building

Condition	Well maintained and updated
Foundation	Poured concrete
Frame	Wood frame
Exterior	Painted wood panel and wood siding, flat torch on roofing
Main Floor	Ceiling: suspended acoustic tile Walls: painted drywall Floor: commercial grade carpet and ceramic tile Facilities: reception area, offices, lunch room, boardroom
Basement	Ceiling: suspended acoustic tile Walls: painted drywall Floor: commercial grade carpet and vinyl sheeting Facilities: offices, two bathrooms, break room
Windows & Doors	Single pane sliding units and double pane wood frame windows in entryway, metal glass entry doors, security bars on basement windows



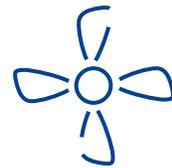
Lighting

High bay and fluorescent fixtures



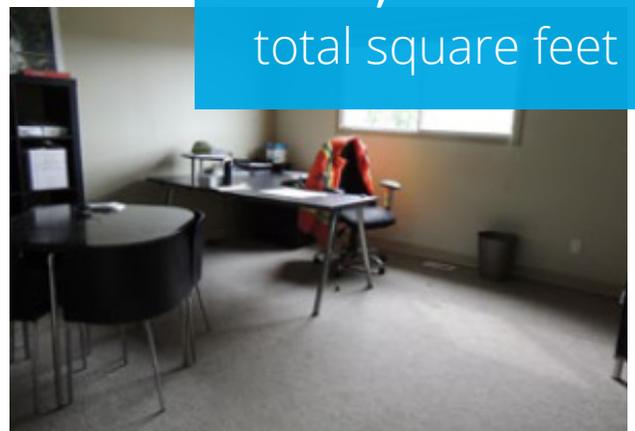
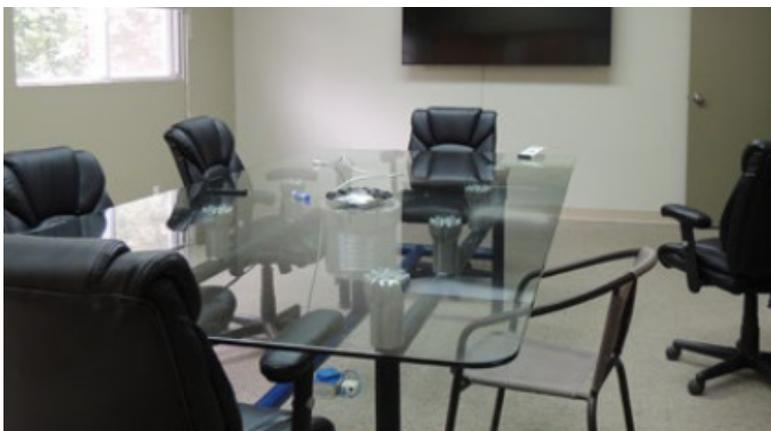
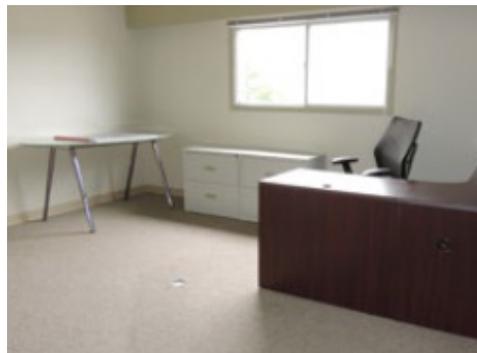
Electrical

400A main with 200A panel for main floor and 200A panel for basement



HVAC

Two propane forced hot air furnaces and electrical baseboard in the entry, rooftop air conditioning units



5,048
total square feet

Helicopter Hangar

Condition	Well maintained
Foundation	Concrete slab
Frame	Wood frame
Exterior	Painted wood panel and wood siding, flat torch on roof
Main Floor	Ceiling: painted drywall, 15' height
	Walls: painted drywall
	Floor: polished concrete, carpet in offices and lunchroom
Windows & Doors	Facilities: bay, offices, one half bathroom, lunchroom
	Twin pane vinyl windows, metal and glass entry doors, 29'W x 14'H automatic overhead door in bay



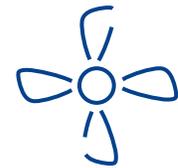
Lighting

High bay fluorescent fixtures and standard fluorescent fixtures



Electrical

200A main panel



HVAC

Electric radiant in-floor heating and wall units

3,630
total square feet



Fraser River

Willow Cate Road

Industrial Way

Maintenance Shop

Hangar

Office Building

6565 Industrial Way | Prince George, BC

Bill Randall
Personal Real Estate Corporation
Executive Vice President
+1 604 671 3077
bill.randall@colliers.com

Rob Down
Senior Vice President
+1 604 692 1486
rob.down@colliers.com

Jennica Palecek
Commercial Real Estate Advisor
+1 604 694 7226
jennica.palecek@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver BC



Accelerating success.