



For Sale - Industrial Development Site
40 Acres - Dawson Creek, BC

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PROPERTY HIGHLIGHTS

For sale: Forty Acre - prime industrial property in Northern BC's Montney formation - a hub for oil, gas, and petrochemical industries. Ideal for large users serving the growing natural gas sector.

Strategically located at the crossroads of the Dangerous Goods Route and Highway 97, and near the Coastal Gaslink pipeline, this forty-acre site offers unmatched access to major transportation networks. An exceptional investment opportunity for companies seeking to establish a foothold in the region.

Site Characteristics:

- » 39.97 acre corner lot
- » Excellent dimensions for large-scale development
- » Fully-fenced and secured
- » ~20 acres fully finished (stripped, graded, shaled/graveled) and in use since 2012
- » ~20 acres stripped and graded
- » Fully serviced by city water and sanitary sewer
- » Existing 2.05 acre storm water pond in NE corner

Building Characteristics:

- » 20,600 square foot chemical storage and wash building
- » Constructed in 2012
- » 420 sf office with 819 sf mezzanine
- » 3 drive-thru truck wash bays and 1 automated carwash area
- » 2 additional drive-thru bays
- » 11 grade-level overhead doors

General:

Legal Description: Lot: 1, Section: 20, Township: 78, Range: 15, West of 6th Meridian; Plan: EPP7906

Civic Address: 2601 - 92 Avenue, Dawson Creek, British Columbia

Current Zoning: M-2 (Industrial)

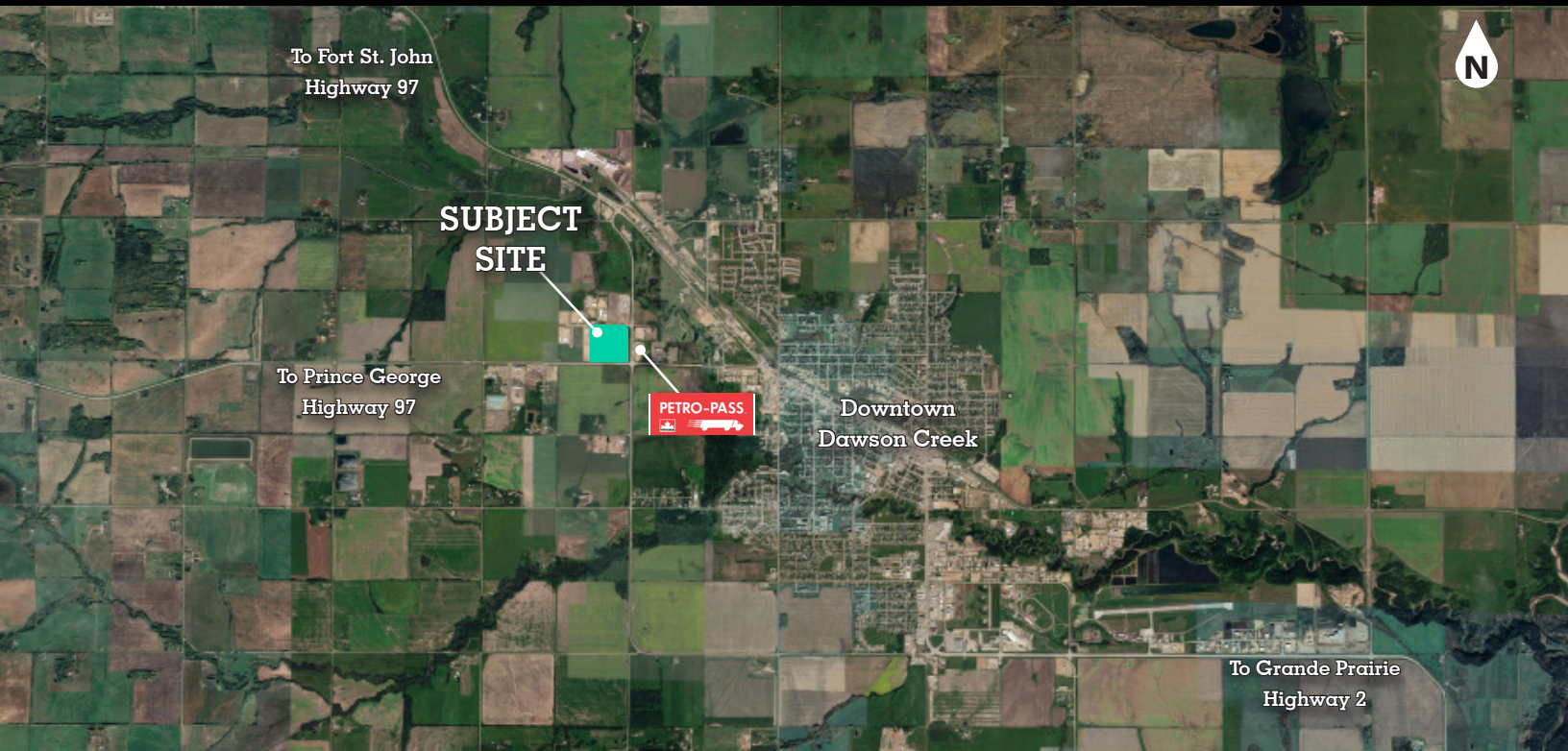
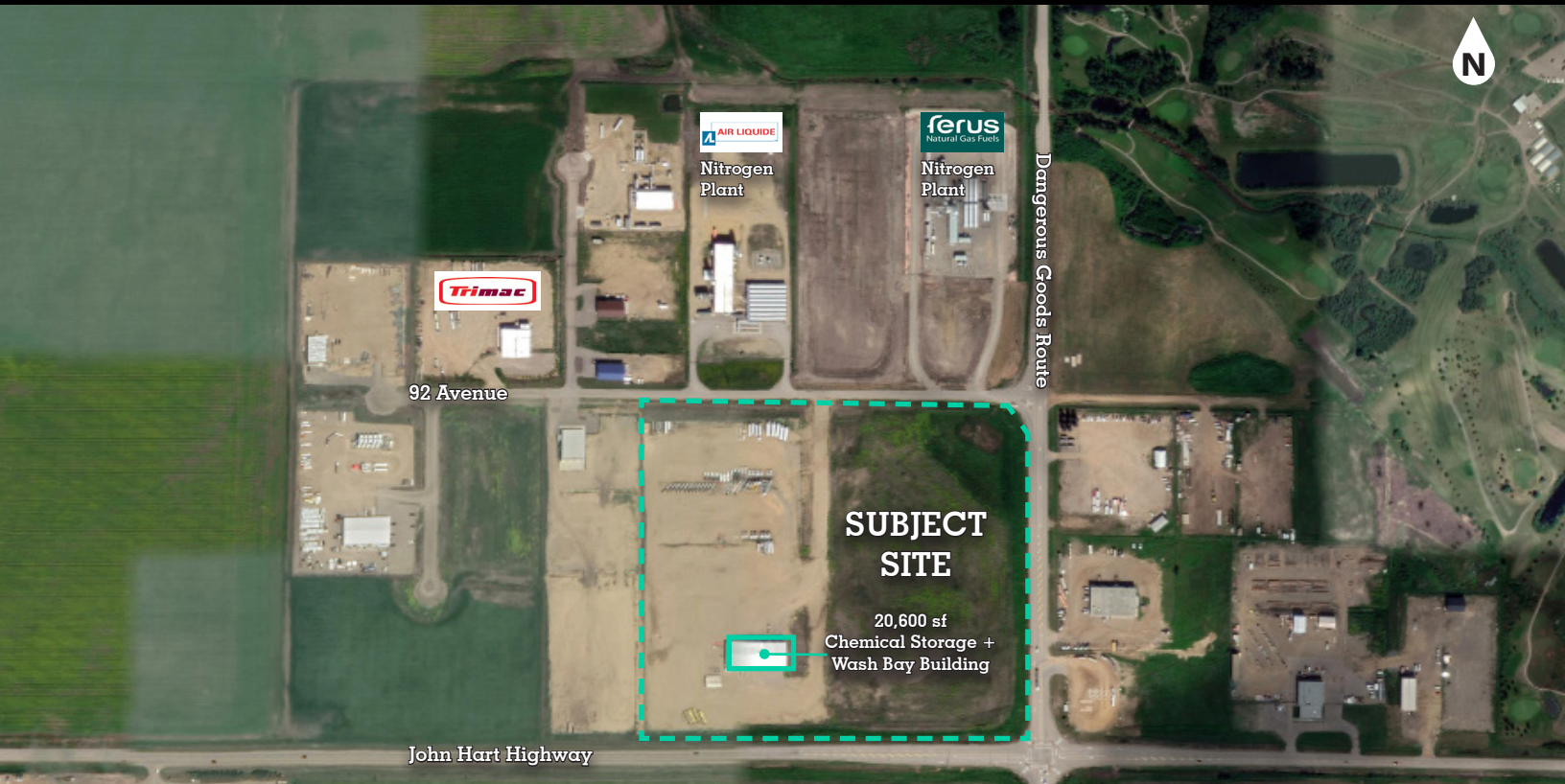
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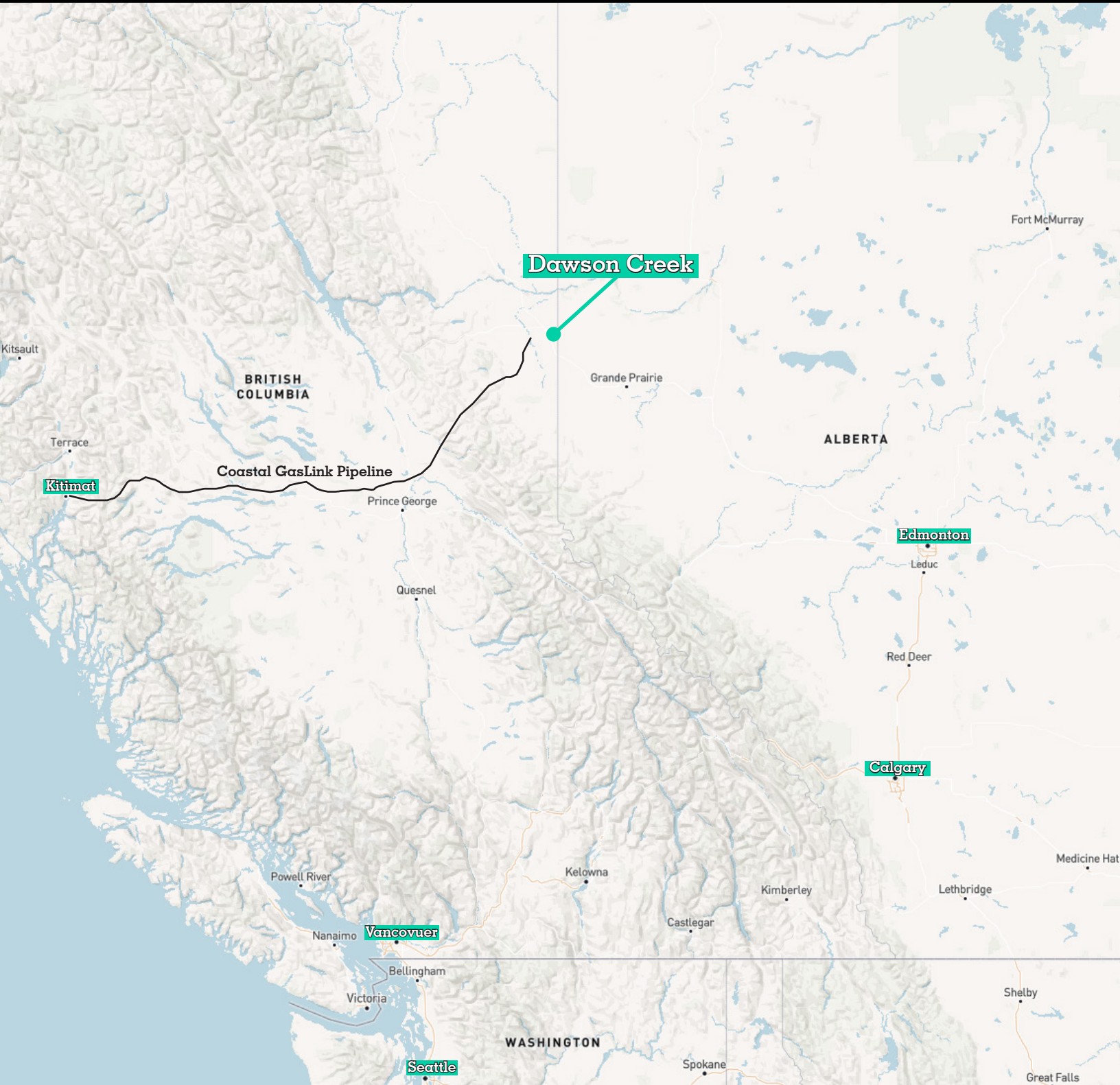
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Location Map

2601 - 92 Avenue, Dawson Creek, BC V0C 2C0



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