



# 130 Mish-Aw Road

Prince Rupert, BC



**3,100 FEET OF SHORELINE  
WATER ACCESS**



**LARGEST AVAILABLE  
LAND OPPORTUNITY IN  
PRINCE RUPERT**

The Opportunity to Acquire 54 Acres of  
Waterfront Industrial Land in Prince Rupert.

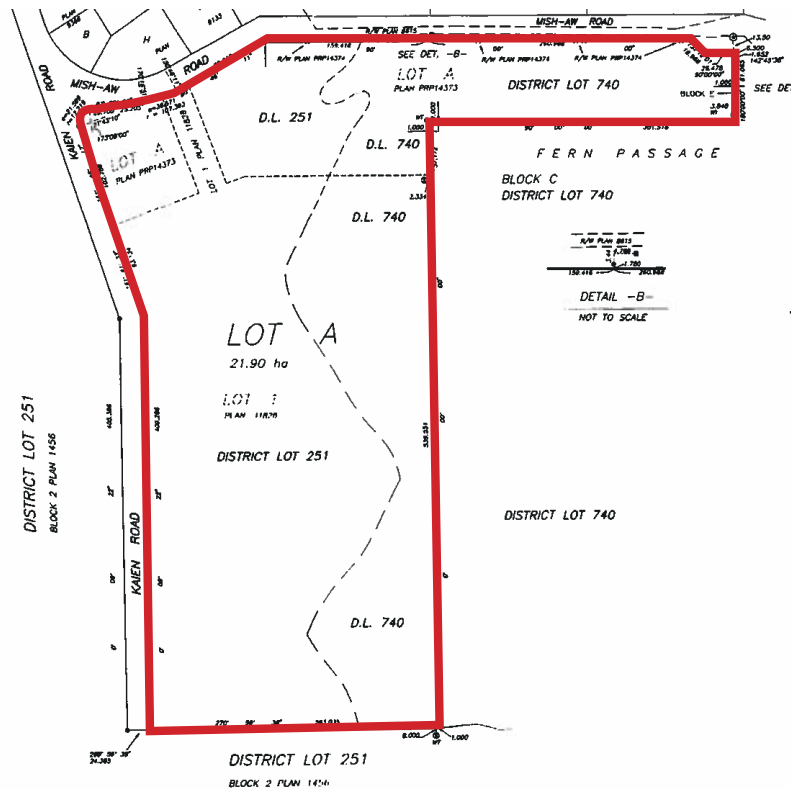
**CBRE**

# The Offering

CBRE Limited is offering the opportunity to acquire 130 Mish-Aw Road (the “Site”), an extremely unique, 54-acre industrial redevelopment site in Prince Rupert – the largest available land opportunity in the city providing critical mass, with **3,100 feet of rare shoreline water access**.

The Offering presents the opportunity for an owner/user to capitalize on the Site’s industrial capabilities and complementary water access, which make it well-positioned for a variety of logistics operations. With several existing improvements on the Site, the purchaser may utilize the existing buildings, or redevelop the Site. The Site also presents the opportunity to further develop the shoreline to handle cargo loading/mooring.

The Site is currently owned and occupied by Tidal Coast Terminals, a full service log sorting and container handling terminal specializing in the reload of forest products, steel and project cargo, as well as other cargo operations. The current owner is willing to consider a partial leaseback opportunity for log operations and storage.



## SITE CHARACTERISTICS

The Site is located on the southeast corner of Kaien Road and Mish-Aw Road, comprising a total area of 54.12 acres. The Site has approximately 3,100 feet of water frontage along the Fern Passage. The shape of the Site is generally rectangular, with a north portion that extends into the water. The Property is currently zoned M3 (Waterfront Industrial). According to the Zoning Bylaw (No. 3462, 2021) permitted uses include fish processing, marine transportation, ship-building and repair, transportation terminal, marina, general industrial use, automotive body and repair shops, light industrial use, log booming and sorting, shipping container, and more. Please refer to the Zoning Bylaw in the online data room for the full list of permissible uses.

## 54-ACRE DEVELOPMENT OPPORTUNITY

## 3,100 FEET OF SHORELINE WATER ACCESS

## LARGE PORTION OF THE SITE IS PAVED

## LARGEST AVAILABLE LAND OPPORTUNITY IN PRINCE RUPERT

## EXISTING BUILDINGS AND HELIPAD ON-SITE

## UNIQUE OWNER-USER OPPORTUNITY

## WELL-POSITIONED FOR LOGISTICS OPERATIONS

### PROPERTY SUMMARY

Address	130 Mish-Aw Road, Prince Rupert, BC
Legal Description	Lot A, District Lots 251 and 740, Range 5, Coast District Plan PRP14588
PID	023-294-655
Site Size	54.116 Acres
Building Areas	Office: 4,268 SF Maintenance: 3,600 SF Warehouse: 21,708 SF Boom Shack: 512 SF <b>Total: 30,088 SF</b>
Zoning	M3 (Waterfront Industrial)
Asking Price	\$30,500,000

### EXISTING IMPROVEMENTS

There are four existing buildings on the Site, including a 21,708 sq. ft. warehouse, and 21 truck loading bays. The Property is paved, fenced, and securely monitored. There is also a helipad located on-site.

### LOCATION CHARACTERISTICS

The Site is located immediately off of Highway 16 (Yellowhead Highway), providing exceptional vehicular access throughout the region.

The Site also provides convenient access to the Fairview Container Terminal, Ridley Island RO/RO Ramp, and Rail Yards, making the Site optimally positioned for new industrial development.



Fairview Container Terminal



# 130 Mish-Aw Road

Prince Rupert, BC

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