

MINING AND FORESTRY SECTOR SUPPLY INVESTMENT OPPORTUNITY

FRASER LAKE, BRITISH COLUMBIA, CANADA



Village of Fraser Lake



Serviced with street lights, water, sewer and storm drains. Natural gas is provided to the development park and individual connections are available to setup as required. There are six highway commercial lots and eight light industrial lots, ranging in size from 0.46 acres to 3.73 acres.

NORTHERN BC BUSINESS ADVANTAGE

British Columbia has one of the most attractive investment climates for business in North America.

Manufacturers, for example, enjoy benefits such as:

- Strong economic fundamentals and market opportunities associated with major, long-term projects.
- Low Tax Rates (personal and corporate) that rank BC among the lowest in Canada – complemented by sales tax exemptions on machinery and tax credits for research and development expenditures.
- Competitive Operating Costs including low cost electricity relative to elsewhere in Canada or the US.
- Competitive Wage Rates reflecting a balanced and growing labour pool.
- Growing labour Supply with government initiatives that are driving labour mobility into BC and training our existing workforce assets.
- Welcoming Communities that keenly encourage new manufacturing and service investments.
- Financial Incentives for capital investments and job creation in northern BC (up to \$5,000 per new job). Contact Northern Development Initiative Trust.

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Fraser Lake is a planned community developed in 1967 specifically for the Endako Mine which is Canada's largest operating molybdenum mine. The Endako Mine is currently undergoing a major \$500 million expansion, planned for completion in 2011, that will increase employment at the mine to 350 direct employees. In addition to this major investment and industrial activity in the community, Fraser Lake's forestry sector continues to be strong with West Fraser operating one of the world's most modern sawmills within the community, producing one million board feet of lumber per day.

With this major resource-based economic activity spurring additional development in Fraser Lake and the surrounding region, the municipality had developed a fully serviced Industrial and Commercial Development Park that is ideally situated for mining and forestry suppliers to locate operations within the community.



There are a number of serviced and subdivided commercial and industrial lots available for developers within the Fraser Lake Development Park. The development park is adjacent to Highway 16, providing direct access to local industrial facilities, international shipping via the Port of Prince Rupert, and international air transportation via Prince George International Airport.



Northern Development Initiative Trust
301-1268 Fifth Avenue
Prince George, BC Canada
Phone: 250-561-2525
Email: info@northernddevelopment.bc.ca
www.northernddevelopment.bc.ca

PROPERTY INFORMATION

| | |
|-----------------|---|
| Site Address: | 120 Chowsunket Street |
| Zoning: | C-2 (heavy industrial) and C-1 (light industrial) |
| MLS Number: | N4504181 to N4504193 |
| Developed Land: | Lots from 0.46 to 3.73 acres in size |

FINANCIAL INFORMATION

| | |
|---------------|------------------------------|
| Ownership: | Public |
| Asking Price: | \$31,000 to \$70,000 per lot |
| Terms: | Sale |
| Listed By: | Re/Max Centre City Realty |

INDUSTRIAL SERVICES AT SITE

| | |
|-----------------------------|--------------------------------------|
| Electrical Service: | Three phase power, any type required |
| Heating Fuel: | Natural Gas |
| Fresh Water Supply: | Municipal Water System |
| Wastewater Permit/Capacity: | Municipal Sewer |

TRANSPORTATION AND SHIPPING

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|----------|--|
| Rail: | CN Rail station facility located 15 kilometers east of the site. |
| Airport: | Prince George International Airport is located 167 km east of the site via Highway 16. |
| Wharf: | Port of Prince Rupert is located 562 km west of the site via Highway 16. |
| Highway: | Located directly adjacent to Highway 16, direct access via Highway 16. |



ABOUT

FRASER LAKE

Fraser Lake has a proud history of major mine and forestry developments that continue to this day with significant investment ongoing with Canada's largest molybdenum mine. The community offers an extremely low cost of living, some of the lowest industrial and commercial property tax rates in British Columbia, the lowest electricity rates for industry in North America, inexpensive housing, and excellent quality of life for its residents.

Fraser Lake is ideally positioned for new investment within the supply chain of its major mining and forestry industries.

www.fraserlake.ca



Clinton Mauthe

Director of Corporate Administrative Services
Corporation of the Village of Fraser Lake
P.O. Box 430
Fraser Lake, British Columbia,
Canada, V0J 1S0
Phone: 250-699-6257
village@fraserlake.ca
www.fraserlake.ca



George Weinand

Realtor
Remax Centre City Realty
1679-15th Avenue
Prince George, British
Columbia, Canada, V2L 3X2
Phone: 250-960-9556
Email: info@pgcommercial.ca
www.pgcommercial.ca

www.fraserlake.ca