

MAGNUM

P R O P E R T I E S



FOR SALE/LEASE

990 1st Avenue, Prince George, BC

CONTACT

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Overview

The building was originally constructed for cross-docking rail shipments. This Industrial building is well suited for warehousing with some office space. The warehouse has updated Radiant Tube heaters throughout. Several loading bays and overhead doors provide flexible access to the building. This space can be easily demised for different uses.

Prime Location: Directly along Highway 16 in downtown Prince George

Immediate Possession: Move in and start operations right away

BUILDING SIZE

Building: 18,684 SF
.88 Acres Industrial Land

ZONING

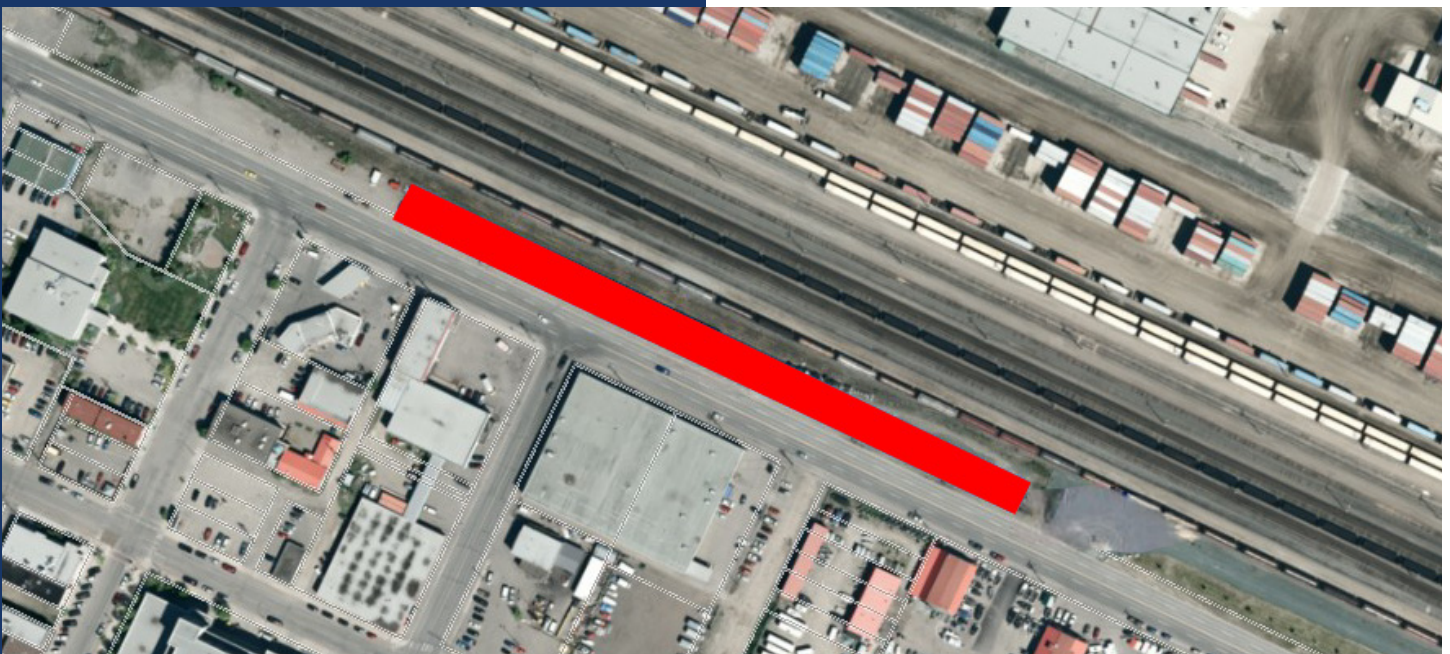
M2 General Industrial

LEASE RATE

\$9 PSF + NNN (\$2.83 Estimate)

SALE PRICE

\$1,600,000



Property Details

HEAT

Office: Furnace

Warehouse: Radiant Tube

ELECTRICAL

3PH 600V 400A + multiple sub-panels

LIGHTING

LED fixtures throughout the building

GRAVEL YARD

330' x 40'

OVERHEAD DOORS

East: 10' x 9' (2)

Center: 8' x 8' (multiple)

West: 8' x 8'

WINDOWS

Retail Windows (10)

Upper wall natural light windows throughout the warehouse

PARKING STALLS

Approximately 50 stalls

CEILING HEIGHT

11' to 9.5'

WASHROOMS

Toilet + Sink (3)

Toilet + Sink + Urinal (1)

Toilet + Sink + Shower (1)

ROOF

Mostly metal with some parts gravel over wood

