

SKEENA INDUSTRIAL DEVELOPMENT PARK

TERRACE, BRITISH COLUMBIA, CANADA



The Skeena Industrial Development Park is a Joint Venture between the Kitselas First Nation and the City of Terrace.

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

- Significant 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.
- Growing labour supply with government initiatives that are driving labour mobility into BC and training our existing workforce assets.

***THE TERRACE
BUSINESS
ADVANTAGE***

As the service and supply center of BC's Northwest, Terrace has many benefits to offer businesses looking to develop or expand.

- Competitive wage rates reflecting a balanced and growing labour pool.
- A welcoming community that keenly encourages new manufacturing and service investments.
- Available, affordable land for industrial development.
- Strong First Nations partnerships.
- Strategically located near three ports (Kitimat, Prince Rupert and Stewart), highways and the Northwest Regional Airport. Opportunities for rail access as industrial park development progresses.

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The Skeena Industrial Development Park (SIDP) is a greenfield site ready for new development that can accommodate a wide range of industrial requirements. The City of Terrace is committed to working with interested groups to enable development.

The SIDP is equipped with a paved highway within close proximity to the property. The soil is alluvial gravel, which has excellent drainage and seismic stability and is capable of withstanding heavy loading associated with a broad range of industrial developments.



On the east side of the highway there is a proposed “small lot” subdivision on approximately 250 acres of land. The vision is for a range of lot sizes from 2 – 10 acres in size, to be sold at market value. There are several larger lots of approximately 50 acres in size that are earmarked to support the forest industry.

Several parcels have been sold including 1187 acres to a developer who plans to build a heavy industrial park for manufacturing facilities with serviced parcels for lease in the 20-50 acre size. Additional lands will be sold by the City to proponents with development plans that significantly bolster the local economy and for which siting at available in town commercial lots would not be suitable.



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