

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.

THE TERRACE BUSINESS ADVANTAGE

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

- Competitive wage rates reflecting a balanced and growing labor pool.
- A welcoming community that keenly encourages new manufacturing and service investments.
- Available, affordable land for industrial development.
- Strong First Nations partnerships in place.
- 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.
- A stable and affordable housing market with ample lands available for residential development.
- Community to be the site of a large regional hospital with construction to commence soon.
- Neighboring community to Kitimat, the site of the largest proposed single private sector investment in Canada—LNG Canada's \$40 billion dollar natural gas facility.

SIDP SITE SPECIFIC ASSETS

- Significant on-site water system under development in 2018 will be brought to site.
- Natural gas infrastructure operated by Pacific Northern Gas runs through the property.
- Substantial power capacity at or near site through BC Hydro.
- Paved, highway access.
- Adjacent to North American's first Chinese industrial park on 1200 acres—opportunities for service and supply to numerous manufacturing operations.

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

The SIDP currently has four property owners with a significant amount of land still available for development. 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.



Nearly 1200 acres at the SIDP has been sold to a developer who plans to install a series of factories, on a series of 2-5 acre lots. This large-scale development has accelerated installation of utilities and infrastructure that can be considered an asset for any additional businesses who choose to site at SIDP.

Additional lands are available to be sold by the City of Terrace 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. Other land owners may also have available lands for lease or sale and the City can provide introductions to those developers.



CONTACT

Danielle Myles, Economic Development Manager

250-615-4030

dmyles@terrace.ca

www.terrace.ca