



Total Land: **174.09ha**
Total Vacant Land: **54.69ha**
I-3 Land Available: **54.69ha**

CN Rail Re-load Facility: **12.5km**
CP Rail Re-load Facility: **28.4km**
Nearest North – South Highway Access
(Coquihalla, Yellowhead): **10.6km**
Nearest East – West Highway Access
(Trans-Canada Highway): **7km**
Airport: **13.4**
Nearest Public Transportation Route: **2.5km #10 –
North Shore Express**

Businesses already in the park:
Pulp Mill Company: **119.4 ha**

Features:

- Railway across the southern portion of the
- Only I3 land available
- Industrial area of the land is flat
- Has City utility services
- No Agriculture Land Reserve or Environmentally Sensitive Area issues
- No leasing agreements required
- Contains additional room for expansion

Weaknesses:

- Slope of land > 25% in parts
- Special waste handling, processing or storage is excluded
- No direct highway access
- Located on 200-year Flood Plain