

INFORMATION PACKAGE 2025

CLEAR LAKE INDUSTRIAL SITE PRINCE GERGE, BC

ASKING PRICE \$3,900,000



FOR MORE INFORMATION PLEASE CONTACT
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Clear Lake Industrial Site

OPPORTUNITY OVERVIEW

Nestled across 120 acres, this industrially zoned property offers a strategic investment opportunity. It includes a 30-unit fully serviced mobile home trailer park, a 30,000-square-foot covered warehouse, and a well-maintained 7,000-square-foot industrial shop with three bays.

This site ensures operational versatility with high-voltage 25Kw 3-phase electrical service, a 4-inch natural gas line, and ample water access.

Additionally, it features a well-appointed 7,000-square-foot office building, high-speed fiber optics connectivity, and strong safety measures—a fire protection system with a 1-million-gallon reservoir. A 10-year road permit to the highway makes this property an ideal investment for businesses seeking efficiency and with easy access to the location.

Asking price of \$3,900,000

3 PROPERTIES

On 120 Acres

30,000 SQ FT

Of covered Warehouse

HIGH SPEED

Fibre optics network to site

7,000 SQ FT

Industrial Shop 3 bays

ROAD PERMIT

10 years to highway

TABLE OF CONTENTS

OPPORTUNITY OVERVIEW	02
CONFIDENTIALITY AGREEMENT	04
LOCATION ANALYSIS	05
PROPERTY DETAILS	07
HISTORY	08
LOCATION MAP	09
DISTRICT LOT MAP	10
AERIAL PLAN / SITE MAP	10
BUILDINGS AND STRUCTURES	11
GROWTH OPPORTUNITIES	13
OVERVIEW OF THE INDUSTRIAL REAL ESTATE MARKET IN THE REGION	16
ENVIRONMENTAL ASSESSMENT SUMMARY	17
TRANSACTION INFORMATION	18
NEXT STEPS	19

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LOCATION ANALYSIS: CLEAR LAKE INDUSTRIAL SITE

Geographic Location:

- Located 20 km south west of Prince George, British Columbia.
- Strategic positioning in proximity to major transportation networks and utility corridors as well as natural resources.

Transportation Access:

- The site has excellent access to Highway 16, a major transportation route connecting to regional and national highways.
- Close proximity to transportation infrastructure facilitates the movement of goods and materials if manufacturing initiatives are located on the Clear Lake industrial site. .

Utility Infrastructure:

Power Supply:

- 25 Kv power supply available on-site, providing ample electrical capacity.
- Reliable and sufficient electricity for heavy industrial operations.

Fire Suppression:

- On-site fire suppression pond enhances safety measures.
- Complies with industry standards for fire safety.

Natural Gas:

- Access to natural gas infrastructure, supporting diverse industrial processes.
- Contributes to cost-effective and efficient operations.
- The property has right of way access for Water, Gas, Power and road access

Land Features and Development:

- Partially developed site with remnants of an old sawmill and finger joint plant.
- Offers historical character and potential for adaptive reuse.



Industrial Crown Land:

- Access to approximately 800 hectares (2,000 acres) of prime industrial Crown land.
- Expansive land availability for future development and expansion.

Environmental Considerations:

- Outside the Prince George Airshed, minimizing environmental impact.
- Adherence to environmental regulations and potential for sustainable development.

Infrastructure Resilience:

- Proximity to hydroelectric infrastructure enhances resilience and reliability of power supply.
- Diversification of energy sources supports operational continuity.

Market and Economic Factors:

- Strategic location contributes to cost-effective logistics and supply chain operations.
- Opportunity for economic growth and development in the region.
- Access to highly skilled labor

Community Impact:

- Balances industrial development with the preservation of natural resources.
- Potential to stimulate local economic activity and job creation.

Site Potential and Adaptability:

- Remnants of an old sawmill and finger joint plant offer potential for adaptive reuse.
- Versatile industrial Crown land allows for tailored development to meet diverse industry needs.

Regulatory Compliance:

- Confirmation will be required for new operations of compliance with zoning regulations and permits.
- Proactive engagement with local authorities who are actively aware of the Clear lake industrial area will be needed to ensure seamless development processes.



PROPERTY DETAILS

1. Property Address: 15355 Clear Lake Sawmill Rd, Prince George BC

2. Legal Description

Legal Description Zoning: land use classifications:

Block A DL 5859 PID 008-083-070 49.321 Ac Block A M4 (Heavy Industrial)

Block B DL 5859 PID 008-083-100 16.482 Ac Block B Ru2 (Rural Residential)

Block C DL 5859 PID 008-760-128 53.884 Ac Block C Ru2 (Rural Residential)

3. Parcel Size

Land area based on BC Assessment 120 Acres

4. Zoning Information

M4 Zoning enables a variety of uses and gives the new owners a wide range of possibilities for future use. The land, buildings and structures permitted uses are bulk fuel storage plant, residential single family, sawmill, utility complex and wood products manufacturing and processing.



HISTORY

The Clear Lake Sawmill, founded in 1952 by the visionary trio of Hans Roine, Hugh Glazier, and Ron Doyle, marked the inception of a significant chapter in the forestry industry. In its early years, the mill boasted a formidable 60,000 board feet capacity, a considerable feat for its time. Over the ensuing decades, the partners steered the sawmill through a trajectory of success, culminating in a pivotal upgrade in 1972. During this transformative period, a state-of-the-art facility emerged, constructed at a cost of \$1.25 million, and capable of an impressive 140,000 board feet production per shift. This strategic enhancement fortified the mill's position as a key player in the regional lumber industry.



The newfound capabilities of the upgraded plant fueled successful operations until 1977 when a decision was made to sell the facility. In 1989, the mill witnessed a resurgence with the addition of a cutting-edge finger joint plant, representing a \$2 million investment. The subsequent years saw a commitment to continuous improvement with plant upgrades implemented in 1999, 2000, and 2005. These initiatives not only reflected a dedication to modernization but also underscored the adaptability and resilience of the Clear Lake Sawmill in the face of evolving industry standards.

Regrettably, the mill's journey reached a turning point on January 13th, 2011, when Canfor, the subsequent owner, made the difficult decision to permanently close the facility. At the time of its closure, the Clear Lake Sawmill had become a formidable force in lumber production, achieving an impressive annual output of 130 million board feet. Although the mill's final chapter marked the end of an era, its legacy remains imprinted on the forestry landscape, symbolizing a dynamic history of innovation, growth, and adaptability within British Columbia's rich industrial tapestry.

LOCATION MAP

The Clear Lake Industrial Site, situated 20 km south of Prince George, presents a prime opportunity for industrial development. With strategic transportation access, robust utility infrastructure, and proximity to significant industrial Crown land, the site offers a versatile canvas for tailored development. The location's history, combined with its environmental considerations and compliance with regulatory standards, positions it as a promising investment for businesses seeking a well-connected and resilient industrial hub outside the Prince George Airshed.



DISTRICT LOT MAP



AERIAL MAP / SITE MAP



BUILDINGS AND STRUCTURES



Warehouse and Industrial Facilities:

Dominating the landscape is a sprawling 30,000 square feet covered warehouse, standing as a testament to the industrial prowess that once defined the Clear Lake Sawmill site. This expansive structure, shielded from the elements, served as the beating heart of operations, accommodating a vast finger joint plant. Its robust design, both functional and enduring, echoes an era when productivity and efficiency were paramount. Today, the warehouse stands as a versatile space, holding the potential for adaptive reuse in line with contemporary industrial needs.

Infrastructure for Efficiency:

The industrial site at Clear Lake is fortified with a high-voltage 25Kw 3-phase electrical service, exemplifying a commitment to operational efficiency. This powerful electrical infrastructure once fueled the machinery and operations of the sawmill, a testament to the site's historical role as a hub of industrial innovation. Additionally, a substantial 4-inch natural gas line ensures a ready and reliable energy source, further contributing to the site's industrial capabilities. With water access covering a vast 50 acres, the site is well-equipped for a range of industrial applications and development possibilities.

Well-Maintained Office Building:

Forefront within the industrial expanse is a large office building, impeccably maintained and standing as a symbol of the administrative hub that once orchestrated the intricate operations of the sawmill. This office space, with its contemporary design and excellent condition, offers a glimpse into the foresight and professionalism that characterized the management of the Clear Lake Sawmill. Today, it remains a versatile asset, potentially accommodating various administrative functions or serving as a focal point for a renewed industrial venture.

Versatile Industrial Shop:

Adjacent to the office building is a 7,000 square foot industrial shop, equipped with three expansive bays. This workshop, an embodiment of practicality and functionality, once echoed with the sounds of machinery and the skilled labor that defined the mill's operations. The shop, while part of the site's industrial legacy, stands ready for transformation, inviting the potential for innovative ventures and industrial endeavors.\

Mobile Home Trailer Park:

Adding a residential dimension to the industrial landscape, the site features a fully serviced mobile home trailer park comprising 30 sites. This well-established park once, designed for comfort and convenience, provided housing solutions for the workforce during the active years of the sawmill. Today, it remains an intriguing facet of the site's history, showcasing the foresight in creating a harmonious living environment amidst the industrious activities of Clear Lake Sawmill.



GROWTH OPPORTUNITIES

The Clear Lake industrial site lends itself to a number of heavy industrial operations that may benefit from being located away from residential areas and out of the local airshed due to the potential environmental and safety considerations associated with such activities. Here are some examples:

- **Manufacturing Plants:**

As it has hosted manufacturing facilities in the past, the Clear lake site is ideal for facilities that involve heavy manufacturing processes, such as wood or metal fabrication, chemical manufacturing, or heavy machinery production, all which can generate noise, emissions, and other pollutants. Locating these plants away from residential areas helps minimize the impact on the quality of life for nearby residents leaving Clear Lake Industrial site an excellent choice for such activities.

Some examples of these types of facilities might include

Metal Fabrication:

- Sheet Metal Fabrication Shop: The property lends itself to having a fab shop that might create various products, including components for construction, forestry, and industrial applications. A large set up for a Welding and Fabrication Workshop is supported by the infrastructure of high volume electricity and natural gas at the Clear lake industrial site.
- Metal Casting Foundry: Facilities engaged in casting metal into different shapes and forms, may find this land ideal for foundry work with the gas and power availability.

Gas plant:

This may be a very real need and possibility if the Nechako basin oil and gas reserves are tapped.

Manufacturing:

- Steel Rolling Mill: possibly an ideal location to roll and shape steel into various forms such as sheets, bars, and rods.
- Industrial Machinery Manufacturing: Involved in the production of diverse industrial machinery, such as manufacturing equipment, material handling systems, and processing machinery.
- Construction Equipment Manufacturing:
- Pellet or wood manufacturing

GROWTH OPPORTUNITIES - CONT

Power Plants:

- Thermal power generation: With the huge methane and natural gas reserves in the area, this site may possibly be a great location for thermal power generation.

Waste Management and Recycling Centers:

- This site in Clear lake would also be ideal for Facilities dealing with waste management, recycling, or landfill operations may produce odors, noise, and traffic. Located away from residential areas minimizes the impact on local communities and helps manage potential health concerns.
- Metal Recycling Plant: Involved in the recycling of scrap metal, processing materials for reuse in the production of new metal products.
- Tire recycling plant: There have been plans in the past for putting up a tire recycling plant in this exact location.

Mining Operations:

- With its close proximity to the Artemis Gold mine, the industrial site might be ideal for mining activities, including extraction and processing. This site may be ideal for mining processing for gold, and copper.

Chemical Processing Plants:

- As we are all aware, facilities involved in the production of chemicals or hazardous materials may pose safety risks. Locating these plants away from residential areas in a industrial area such as Clear Lake Industrial site reduces the potential for accidents and ensures the safety of nearby populations.
- Polymer Manufacturing Facility: There have been several Polymer plants proposed over the years, however this location may be ideal for the production of synthetic materials like plastics and rubber through chemical processes due to its remote location away from the general population and Prince George airshed.

GROWTH OPPORTUNITIES CONT.

Heavy Industrial Warehousing and Logistics Centers:

- Large-scale warehousing and distribution center. With certain modifications to the finger joint warehouse section of the site, the property might be ideal for heavy industrial warehousing

Research and Testing Facilities:

- With its great office set up and the high speed internet. The clear lake industrial site might be ideal for High-tech industrial facilities engaged in research, development, and testing, particularly those involving potentially hazardous materials or activities, which are better suited to remote locations to ensure safety and security.

Bitcoin Mining and Computer Generation AI:

- With its impressive 25kw of hydro power delivered to the site, the Clear lake industrial site could be an ideal location for Bitcoin mining and or Cloud computing.

Farming or industrial Agricultural Operation:

- This site would also be ideal for a high intensity farming or agricultural operation such as hog farming, cattle ranching or aquaculture including fish farming.

OVERVIEW OF THE INDUSTRIAL REAL ESTATE MARKET AND THIS SITE IN RELATIONSHIP TO THE PRINCE GEORGE MARKETPLACE



Economically the Prince George region is quite healthy in comparison with other regions of Canada. This has been the result of several years of an economic boom as a result of pipeline and mining activity in the area. However as the Coastal Gas link project comes to a close and forestry activity including the shutdown of a Canfor Pulpmill and several sawmills, the availability of skilled labor supports industrial operations looking to relocate to the region.

Prince George has historically been associated with forestry and natural resource industries. Changes in demand for lumber, pulp, and other products have affected the demand for industrial properties, as a result there have been mills such as the Canfor Clear Lake Sawmill closed. The infrastructure in place at Clear Lake Industrial site for manufacturing, recycling or high energy consuming operations would be costly to duplicate or install from scratch.

Overall it appears that government policies in the Fraser Fort George Regional District would support new industrial operations on the site. This combined with the excellent transportation Infrastructure including rail, airplane and trucking in the area make the Clear Lake industrial site ideal for companies looking for logistical efficiencies.

When we compare the Clear Lake Industrial site to other options in the area, the cost per acre is significantly lower than any other feasible options, many of which lack the basic infrastructure needed to quickly ramp up operations.

ENVIRONMENTAL ASSESSMENT SUMMARY

Nestled just 20 minutes from downtown Prince George, the Clear Lake industrial site emerges as a unique canvas for sustainable economic industrial development, bordered by expansive forested areas that serve as a habitat for an array of native species. The lush surroundings provide a natural home to wildlife, including Moose, Elk, Deer, Lynx, Fox, and Bears, complemented by a vibrant spectrum of birdlife. This site's environmental narrative traces back to the 1960s until 2011 during which time the forestry operations left an imprint, leaving remnants like sawdust, concrete, gravel, and other deposits on the property.

Recognizing the responsibility to harmonize industrial endeavors with ecological preservation, a Phase 1 environmental assessment conducted several years ago illuminated the need for reclamation. In response, the current owner, attuned to the delicate balance between development and environmental stewardship, collaborated with a local engineering firm. Together, they crafted a comprehensive reclamation plan that not only addresses the remnants of past operations but also positions the site for sustainable future development. This proactive approach aligns with the commitment to environmental conservation while paving the way for responsible land use.

Available upon request during the due diligence stage, the reports encapsulate a blueprint for reclamation that not only rectifies the limited environmental risks outlined in the initial assessment but also envisions a transformed landscape that seamlessly integrates with its natural surroundings. Through this collective endeavor, the Clear Lake industrial site stands as a testament to the fusion of industry and ecology, where a mindful approach to reclamation propels the property towards a future where sustainable development coexists harmoniously with the rich tapestry of its natural environment.

TRANSACTION INFORMATION

The Clear Lake Industrial Site is offered for sale at \$3900,000. The value is determined as a result of past appraisals, infrastructure development costs and improvements to the site. The owner Victor Caron is adamant that the industrial site has considerable value and significant potential for the right buyer.

Vendor Financing Possibly Available: The property will ideally be sold as a fee simple transaction that will include all the many tangible and intangible assets on the property however the owner is open to creative financing options. These may include but are not limited to lease to own options, an equity position and or vendor financing to support a viable venture with the right ownership.



NEXT STEPS:

To learn more about this opportunity the steps to the process are as follows;



1. Reach out to your commercial realtor for access to other documents you may need for your due diligence or to peak your interest. Once you have reviewed the information, the owner will be happy to meet with you



2. Set up a time to view the property. After you viewed the land and seen recognized its potential please contact pr have your realtor contact Dave Fuller, 250-617-7467 dave@nbccommercial.ca to arrange a meeting with the owner and answer any questions you may have about the Site



3. At this point if you will want to consider pursuing this deal you will want to take the next step of writing up the offer or letter of intent or a Contract for Purchase and Sale. You will wish to consult your lawyer or realtor or both.



4. After a Letter of Intent or Offer is acceptable to both parties there will be a time of Due Diligence where both parties will ensure that this deal makes sense. This timeframe will be determined by the steps required to fulfill the due diligence and the availability of support professionals



5. After the cash has settled the new ownership will receive support from Victor Caron who will be available during the transition to ensure the success of the new owners.

**Questions about this Information contact your Commercial Realtor or
Dave Fuller, MBA, Realtor, Team Powerhouse Realty
Contact 250-617-7467 email dave@nbccommercial.ca**