

25,723 SF

Functional Industrial Warehouse Space with
Extensive Loading and Yard Access



FOR LEASE

9080 Penn Road

Prince George, BC

\$18.50 per sq ft Base Rent

& 6.00 est Additional Rent

OFFERING MEMORANDUM



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

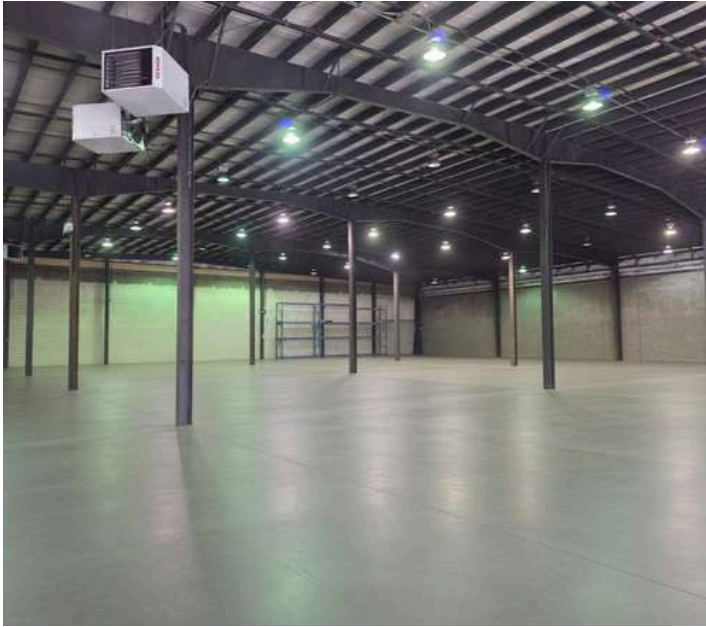
Property Features

PROPERTY OVERVIEW

- ±25,723 SF industrial warehouse space available
- Ten (10) dock loading doors for efficient shipping and receiving
- One (1) drive-in bay door providing grade-level access
- Clear ceiling height ranging from approximately 22' to 24'
- 600 amp, three-phase electrical service
- Fully sprinklered building for safety and compliance
- Access to a 4.95-acre shared yard area
- Yard is fenced and predominantly paved, ideal for storage and truck maneuvering
- Functional layout suitable for warehousing, logistics, and distribution uses
- Located within an established industrial area with convenient access to major routes



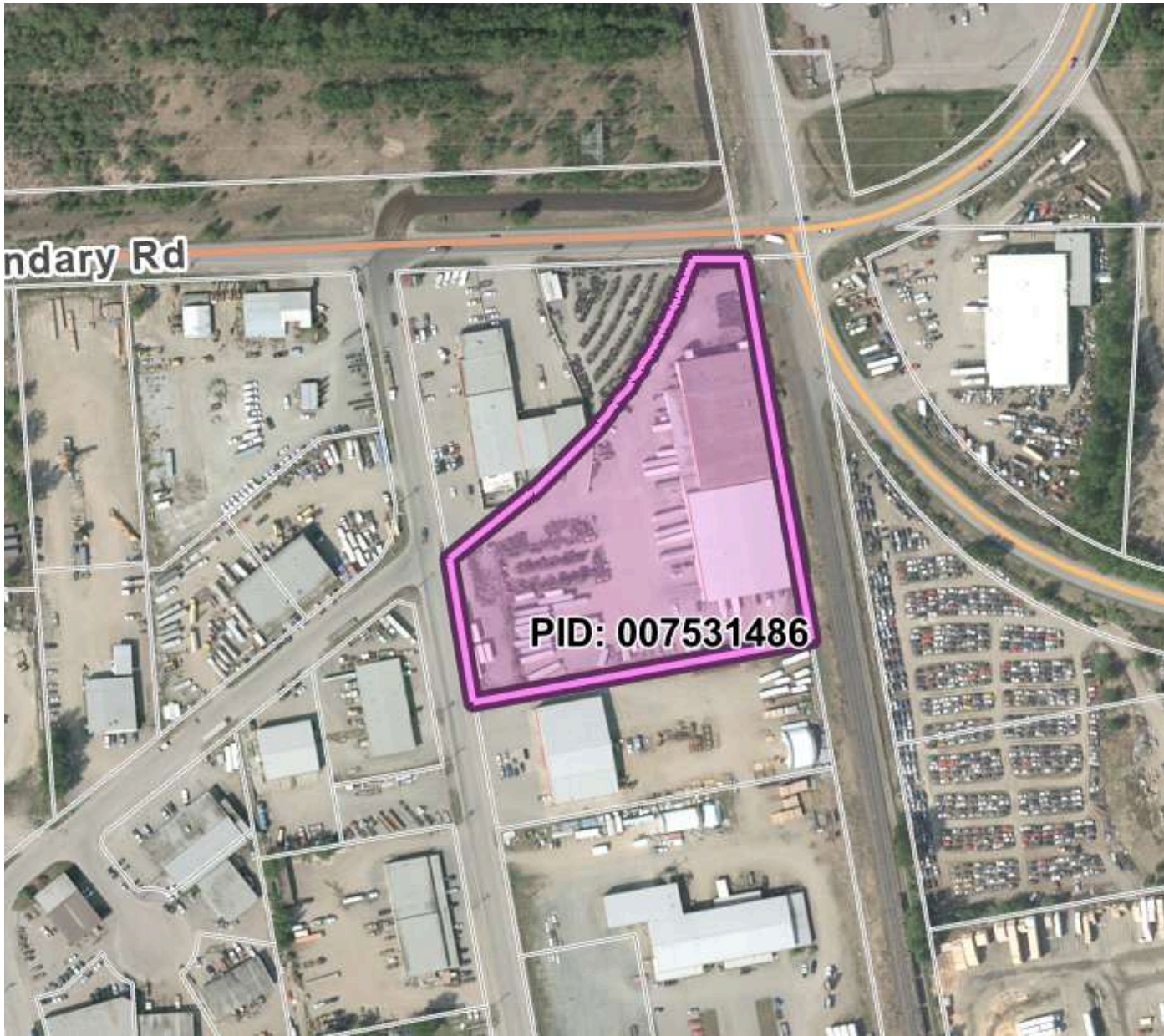
PROPERTY PHOTOS



PROPERTY PHOTOS

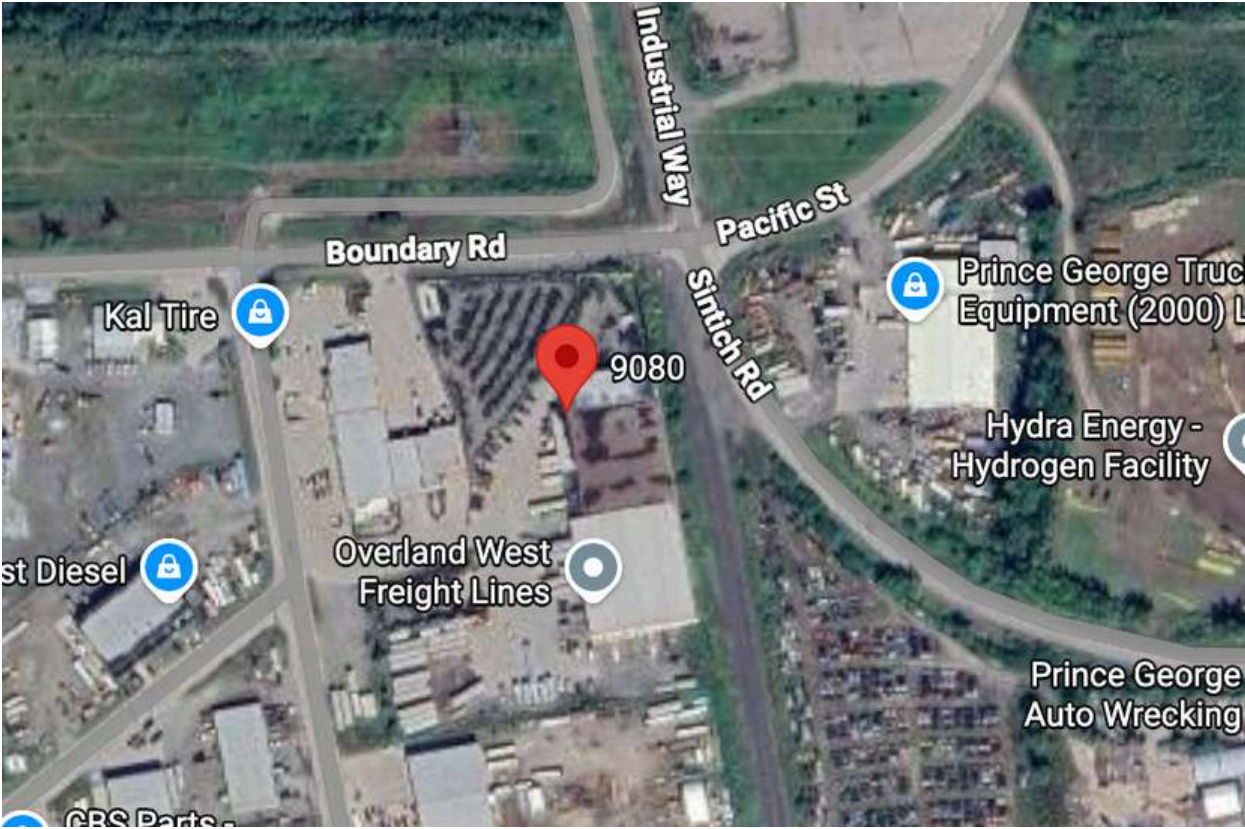


PROPERTY PHOTOS



LOCATION MAP

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TITLE SEARCH PRINT

File Reference: C. DAHL
Declared Value \$4364000

2026-05-07, 16:27:13

Requestor: Prince George Royal LePage

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CA3078437 PB52398
Application Received	2013-04-15
Application Entered	2013-04-20
Registered Owner in Fee Simple Registered Owner/Mailing Address:	N&T PROPERTIES LTD., BC963818 PO BOX 1240 VERNON, BC V1T 6N6

Taxation Authority Prince George, City of

Description of Land
Parcel Identifier: 007-531-486
Legal Description:
LOT 1 DISTRICT LOT 751 CARIBOO DISTRICT PLAN 25774

Legal Notations
TO PART FORMERLY LOT 5, PLAN 25524 IS ANNEXED RESTRICTIVE COVENANT C14958 OVER LOT 1, PLAN 17751

HERETO IS ANNEXED RESTRICTIVE COVENANT C16132 OVER LOT 1 PLAN 17381

HERETO IS ANNEXED RESTRICTIVE COVENANT D2461 OVER LOT 1 PLAN 17927

Charges, Liens and Interests
Nature: RIGHT OF WAY
Registration Number: O23517
Registration Date and Time: 1979-07-11 11:14
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA
PART FORMERLY BLOCK A DISTRICT LOT 751
CARIBOO DISTRICT PART ON PLAN 25055 WITH ANCILLARY RIGHTS

ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL
Declared Value \$4364000

2026-05-07, 16:27:13

Requestor: Prince George Royal LePage

Nature:	MORTGAGE
Registration Number:	CA6455394
Registration Date and Time:	2017-11-20 15:37
Registered Owner:	ROYAL BANK OF CANADA
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6455395
Registration Date and Time:	2017-11-20 15:37
Registered Owner:	ROYAL BANK OF CANADA
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

ADDITIONAL INFO

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	9080 Penn Road, Prince George, BC
Legal Description	Lot 1 District Lot 751 Cariboo District Plan 25774
Site Size	±25,723 SF (Available Area)
PID	007-531-486
Zoning	M2 - General Industrial

M2

M2n

Bylaw 8586	12.2	M2, M2n: General Industrial		M2
	12.2.1	<p>Purpose The purpose of this zone is to provide for a mix of business and light industrial uses.</p>		
Bylaw 9273	12.2.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • industry, light • manufacturing, custom indoor • outdoor storage • medical marihuana production facility, only in M2n • parking, non-accessory • railway • recycling centre, intermediate • recycling centre, major • recycling centre, minor 	12.2.2	<p>Principal Uses (Continued)</p> <ul style="list-style-type: none"> • restaurant • retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988 • self-storage facility • service, household repair • service, industrial support • service station, major • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing • wholesale • wrecking yard
	12.2.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • Residential security / operator unit 		
	12.2.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 1,000 m². 		
	12.2.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. 		
Bylaw 8256	12.2.6	Other Regulations		

		1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
Bylaw 8119		2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
		3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called "cow chasing").

What others say about him:

"He knows how to keep deals together when things start coming of the rails"

"Understands how to work with municipalities and governing bodies to push projects forward"

"I welcome his ability to be able to get creative and think outside the box when needed in putting deals together"

"I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did"

CLINT DAHL

About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers - wherever you are, or wherever you need to be!

Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

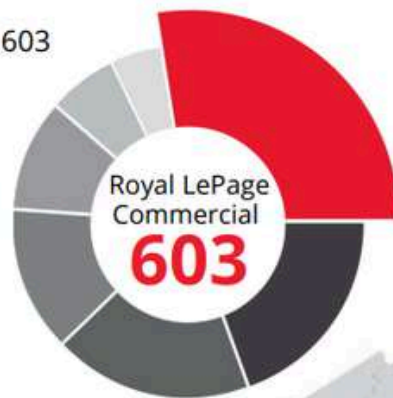
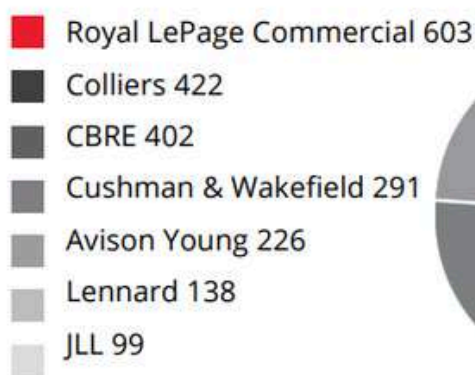
MILLION
raised for the
Royal LePage
Shelter Foundation‡



The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

Number of brokers*



170 locations across Canada



Growth percentage†

