

Red Deer County



JUNCTION

42

290 ACRE DEVELOPMENT IN RED DEER COUNTY



LOTS FROM 1.54 TO 105.16 ACRES
LOCATED DIRECTLY OFF OF HIGHWAY QE II

Lead Agents:

Zack Darragh

zack.darragh@cushwake.com

Brad Pilling

brad.pilling@cushwake.com



**CUSHMAN &
WAKEFIELD**

JUNCTION 42

ABOUT THE PROPERTY

Located in the heart of Central Alberta, Cushman & Wakefield is pleased to present Junction 42 - a premier 290-acre business park strategically positioned along the QEII Highway, just south of Red Deer, Alberta.

Junction 42 offers fully serviced, commercial, business service industrial, light industrial, and medium industrial lots ranging from 1.00 to 105.16 acres. With direct highway access, exceptional visibility, high-speed fibre connectivity, and proximity to Red Deer Regional Airport, the development is purpose-built for businesses seeking efficient regional distribution and long-term growth.

Designed to accommodate organizations of every size, Junction 42 provides a future-ready environment where small businesses can establish a strong presence, growing companies have room to expand, and larger industrial and commercial users benefit from outstanding transportation access, modern infrastructure, and a business-friendly development setting.



HIGHLIGHTS



Fully Serviced Lots



No Offsite Levies



High-Speed Fiber
Optic Internet Cable
Lines



290 Acre
Development



High Visibility From
The QE II Highway



Existing Tenants
include: Tim Hortons,
Petro-Canada, Pizza
Pizza, and Burger King

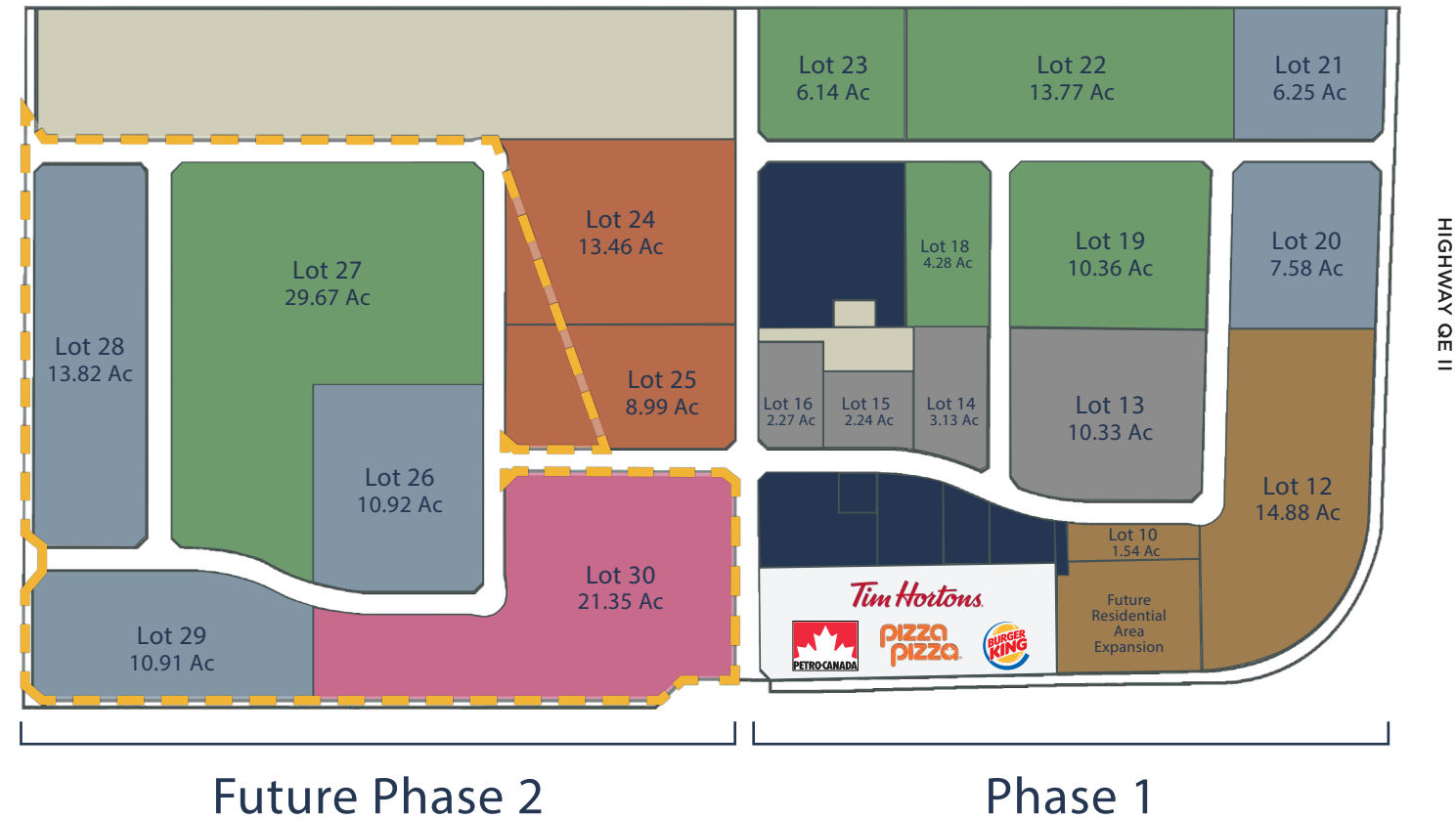


550+ Trucks Daily



Commercial and
Public Service Land
Uses

SITE PLAN



AVAILABLE LOTS

Lot #	Zoning	Price/Acre	Site Size	Availability
10	Highway Commercial (C3)	\$415,000	1.54 Ac	Available
12	Highway Commercial (C3)	\$500,000	14.88 Ac	Available
13	Business Service Industrial (BSI)	\$400,000	10.33 Ac	Available
14	Business Service Industrial (BSI)	\$400,000	3.13 Ac	Available
15	Business Service Industrial (BSI)	\$400,000	6.14 Ac	Available
16	Business Service Industrial (BSI)	\$400,000	2.27 Ac	Available
18	Medium Industrial	\$300,000	4.28 Ac	Available
19	Medium Industrial	\$400,000	10.36 Ac	Available
20	Light Industrial	\$500,000	7.58 Ac	Available
21	Light Industrial	\$500,000	6.25 Ac	Available
22	Medium Industrial	\$400,000	13.77 Ac	Available
23	Medium Industrial	\$300,000	6.14 Ac	Available
24	Public Service	\$300,000	13.46 Ac	Phase 2
25	Public Service	\$300,000	8.99 Ac	Phase 2
26	Light Industrial	\$300,000	21.35 Ac	Phase 2
27	Medium Industrial	\$300,000	29.67 Ac	Phase 2
28	Light Industrial	\$300,000	13.82 Ac	Phase 2
29	Light Industrial	\$400,000	10.91 Ac	Phase 2
30	Commercial	\$400,000	21.35 Ac	Phase 2

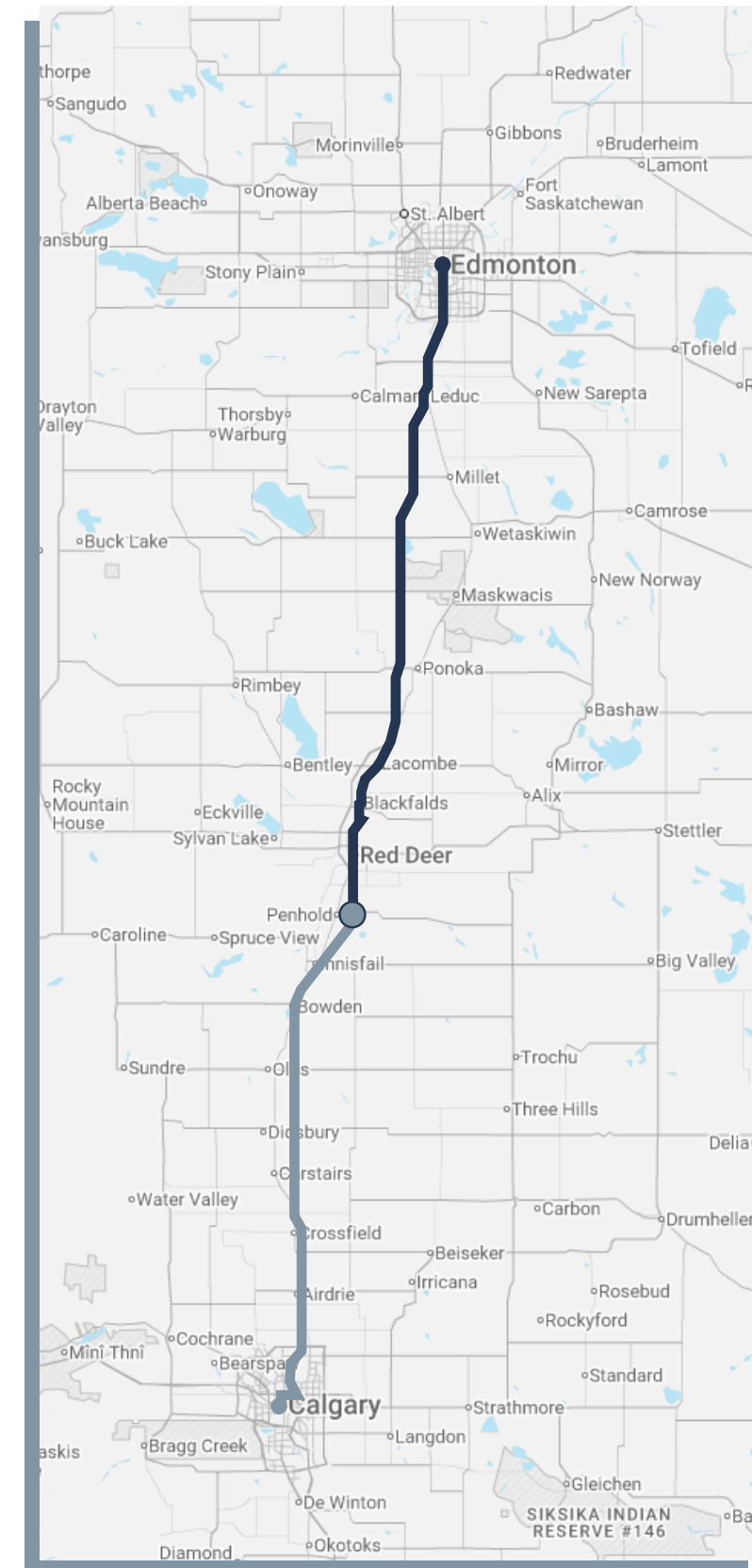
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Market

Potential
105.15 Ac

Phase 2

ABOUT THE AREA



Immediate access to the **QEI Highway (Highway 2)** and the **CANAMEX Trade Corridor** (approx 35,000 vehicles per day)

Centrally positioned between **Calgary** and **Edmonton**

Over 80% of Alberta's population accessible within a **two-hour drive**

Less than 9 km from the **Red Deer Regional Airport**

Minutes from the **Gasoline Alley commercial district**, with convenient access to hotels, restaurants, retail, and services

Located in **one of the best tax environments in North America**

High visibility and accessibility for logistics, transportation, manufacturing, distribution, and service commercial users.



FOR MORE INFORMATION, CONTACT:

Zack Darragh

Vice President
Industrial Sales & Leasing
403 261 1120
zack.darragh@cushwake.com

Brent Johannesen

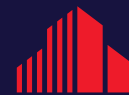
Vice President
Industrial Sales & Leasing
403 261 1116
brent.johannesen@cushwake.com

Brad Pilling

Vice President
Industrial Sales & Leasing
403 261 1121
brad.pilling@cushwake.com

Sam Hurl

Senior Associate
Industrial Sales & Leasing
403 261 1115
sam.hurl@cushwake.com



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield ULC

2400, 250 - 6 Avenue SW
Calgary, AB T2P 3H7
cushmanwakefield.com