

INDUSTRIAL LAND
Ponoka County, AB

High-Exposure 20-Acre Industrial Lot in Benchmark Business Park

**STRATEGIC HIGHWAY LOCATION**

Prominent QEII exposure with approx. 530' of Highway 2 frontage; minutes from Highway 53 and Highway 2A.

**HIGH LOAD CORRIDOR ACCESS**

Direct access to Highway 53, a designated High Load Corridor Route — ideal for transportation and logistics operations.

**DEVELOPMENT-READY SITE**

Zoned Rural Industrial; power and gas at the property line. Ideal for low water-usage businesses using septic and cistern/well systems.

**CENTRAL ALBERTA CONNECTIVITY**

Midway between Edmonton and Calgary with quick access to Red Deer and Ponoka. Serves a trade area of 2.5+ million — ideal for logistics and fleet-based operations.

For more information

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PROPERTY DETAILS

LOCATION

Ponoka County

LEGAL DESCRIPTION

Plan 1125436, Block 1, Lot 1B

ZONING

RI - Rural Industrial District

PARCEL SIZE

20 Acres

SALE PRICE

\$2,000,000

PROPERTY TAXES

\$4,884 (2025)

POSSESSION

Negotiable

FRONTAGE

530' appox.



PROPERTY OVERVIEW

Located in Benchmark Business Park just off QEII and Highway 53, this 20-acre Rural Industrial-zoned parcel offers approximately 530 feet of Highway 2 frontage. Positioned for high visibility and direct access to Alberta's busiest transportation corridors, the site is development-ready with power and natural gas available at the property line along Range Road 261.

Water and sewer services are not piped; development will require a cistern or water well and a septic holding tank, installed to provincial code. Suitable for operations with low water demand. No offsite levies apply.

Highway 53 forms part of Alberta's designated High Load Corridor, providing a strategic route for oversized and heavy freight. This makes the site ideal for transportation, heavy equipment, or logistics-based businesses seeking reliable movement across the province.

Central Alberta Advantage:

- 10 minutes to Ponoka
- 30 minutes to Red Deer
- ~1 hour to Edmonton
- ~1 hour 45 minutes to Calgary

This location provides efficient access to Alberta's three major urban markets and a regional trade area of over 2.5 million people. Its central position allows companies to service north-south and east-west transportation flows with reduced travel time and fuel costs—an important consideration for fleet-based or distribution operations.

Due to proximity to Highway 2, Alberta Transportation approval is required for development. Setback regulations and a Roadside Development Permit are necessary to accommodate future highway expansion.