



“Turn-Key 2.04-Acre Industrial Site with Shops, Offices & Secure Yard – Red Deer County”

FOR SALE

4212 Hewlett Drive Rural Red Deer County, AB



25 Beju Ind. Dr #204, Sylvan Lake, AB
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PROPERTY OVERVIEW

Address	4212 Hewlett Drive Rural Red Deer County, AB
Total Land Area	2.04 Acres (fenced, gravelled yard)
Zoning	MI – Medium Industrial
Buildings	Approx. 9,967 SF total (mix of permanent and semi-permanent structures)
List Price	\$999,000
Possession	Negotiable



PROPERTY DESCRIPTION

Located in the Blindman Industrial Park of Red Deer County, this 2.04-acre property offers a secure, functional, and well-connected industrial site. The fully fenced and gravelled yard provides excellent truck circulation and storage capacity, supported by a remote-controlled gate and camera security system. Its strategic location offers convenient access to major transportation routes, making it ideal for businesses serving central Alberta and beyond.

The property is improved with a mix of office, shop, and Quonset structures that cater to a variety of industrial uses. From modern administrative space to fabrication and storage facilities, the site is designed to support day-to-day operations while offering flexibility for future needs. Recent upgrades, including office renovations and ongoing yard improvements, further enhance its appeal as a ready-to-use industrial investment.



BUILDING SUMMARY

◆ Building A – Office Trailer (2,207 SF)

- Six offices, boardroom, reception, two washrooms.
- Recently renovated and painted.
- Semi-permanent, but highly functional as admin space.

◆ Building B – Main Shop (2,040 SF, 2005)

- Sunshine OH door (16' x 15').
- Radiant gas heat, exhaust fans.
- 225A, 120/240V, 3-phase power.
- Concrete slab flooring.

◆ Building C – Fabrication Shop + Quonsets (4,200 SF)

- Core shop: 1,800 SF, permanent, trench drains, radiant heat, heavy power.
- Extensions: two Quonset shelters (approx. 1,200 SF each), dirt floors, heated, lighting, functional storage.

◆ Building D – Separate Quonset (1,520 SF)

- Concrete slab, powered with 3-phase sub-panel.
- Lighting installed, no heat.
- Suited for cold storage or equipment.

HIGHLIGHTS

- **Freshly renovated and painted** office trailer with six offices, boardroom, reception, and two washrooms (one with shower).
- Main shop **(2,040 SF)** with Sunshine OH door (16' x 15'), radiant heat, exhaust fans, and 225A, 3-phase power.
- Weld/fabrication shop core **(1,800 SF)** with three OH doors, trench drains, radiant tube heat, and **400A, 600V 3-phase power**.
- Attached Quonset shelters **(2,400 SF combined)** – dirt floors, radiant heaters and lighting, functional storage/overflow.
- Separate Quonset structure **(1,520 SF)** with concrete floor, power (3-phase, 4-wire sub-panel), no heat – ideal for cold storage.
- **Fenced and gated yard** with security system and remote gate access (included).
- 2.04-acre site provides ample yard storage and vehicle/truck circulation.



2.04 Acres

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PERMITTED USES

- Accessory Building and Accessory Use
- Agricultural Supply Depot
- Auction Mart - No Livestock
- Auction Mart - Livestock
- Automotive Repair - Major Automotive Repair - Minor
- Automotive Wash - Minor
- Cannabis Production Facility
- Commercial Composting Facility
- Contractor Operation
- Crematorium
- Data Processing Centre
- Electric Vehicle Charging Station
- Heavy Equipment Sales / Rental
- Heavy Equipment Service and Repair
- Industrial / Commercial Training Facility
- Lease Bay Building/Commercial Retail Unit
- Manufacturing, Processing or Assembly Facility Oilfield Service or Supply Business - Major Outdoor Storage - as an accessory use only
- Public Utility
- Recycle Depot
- Salvage Yard
- Security / Operator Residential Unit
- Signs
- Solar Energy Devices
- Value Added Agricultural Industry
- Veterinary Clinic
- Warehousing and Storage
- Wind Energy Conversion System, Category 1

DISCRETIONARY USES

- Automotive Wash - Major
- Emergency Services
- Hydrovac Waste Disposal Facility
- Indoor Shooting Range
- Outdoor Storage as a Principal Use

LOCATION ADVANTAGES

- **Strategic Industrial Location** – Situated in Blindman Industrial Park, one of Red Deer County's established industrial districts, the property benefits from proximity to major transportation routes and a strong industrial service base.
- **Excellent Regional Access** – Conveniently positioned near Highway 2 and Highway 11, the site offers efficient connectivity to Red Deer, Edmonton, Calgary, and surrounding communities, ensuring smooth logistics and distribution.
- **Pro-Business Environment** – Red Deer County actively supports industrial development with flexible zoning, modern infrastructure, and ongoing investment in municipal services, reinforcing long-term growth potential.
- **Established Industrial Neighbourhood** – Surrounded by complementary industrial and service businesses, the area provides a reliable ecosystem for suppliers, contractors, and workforce resources.
- **Ample Labour Force Access** – Located minutes from the City of Red Deer, the site draws from a large, skilled workforce while offering convenient commuting options for employees.
- **Balanced Work-Life Setting** – Just a short drive from Sylvan Lake and Red Deer amenities, the location combines industrial functionality with access to nearby housing, retail, and recreational opportunities.

Get in touch

For More Information or to Schedule a Site Visit



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