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## 40507 RANGE ROAD 12 FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Rural Lacombe County, Alberta

**Listing ID:**

33035

**MLS ID:**

A2271311

**\$4**



 **MIKE GAIT**  
 (403) 302-9101

 Century 21 Maximum  
 587-272-0221

 40507 Range Road 12 , Rural Lacombe County , Alberta T0C0J0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	64
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Lease Term</b>
4.00	Annually	Negotiable
<b>Zoning</b>	<b>Subdivision</b>	<b>Nearest Town</b>
AG	NONE	Bentley
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Free-Standing, Warehouse	2000	Warehouse
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Warehouse	44000.00
<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>	<b>Roof</b>
4087.70	Aluminum Siding, Wood Frame	Metal
<b>Heating</b>	<b>Access to Property</b>	<b>Inclusions</b>
Overhead Heater(s), Forced Air, Natural Gas	Gravel Road	n/a
<b>Restrictions</b>	<b>Reports</b>	
Call Lister, See Remarks	Aerial Photos	

A highly functional 44,000 sq. ft. warehouse and distribution facility located just north of Bentley in Lacombe County, positioned in the heart of Central Alberta's farming and ag-service region. This large-scale building offers a blend of heated and cold storage, making it suitable for a wide array of industrial and agricultural support operations. The facility includes one loading dock, multiple overhead doors, and dedicated office and lunchroom space, creating a practical environment for logistics, staff operations, and administrative support. With generous electrical capacity, the property can accommodate specialized equipment, processing lines, or high-demand distribution systems. Strategically situated near Highway 20 and Highway 12, and only 15 minutes west of Highway 2, the site provides excellent trucking access and efficient connectivity throughout Central Alberta. The rural location—set within Lacombe County's established agricultural corridor—makes this property an excellent fit for fertilizer, seed, chemical, feed, or ag-supply distribution, along with general warehousing, product staging, equipment storage, or rural logistics support. Additional features include: Functional design for high-volume loading and unloading Yard space suitable for equipment, trailers, or bulk storage Strong compatibility with agricultural businesses and ag-servicing companies Rural gravel access surrounded by active farming operations Regional catchment that serves Bentley, Rimbey, Lacombe, Sylvan Lake, Eckville, and the Hwy 2 corridor A rare opportunity to secure a large-footprint facility with the scale, access, and flexibility required for serious industrial or agricultural operations in Central Alberta.

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