

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

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**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 1.54 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

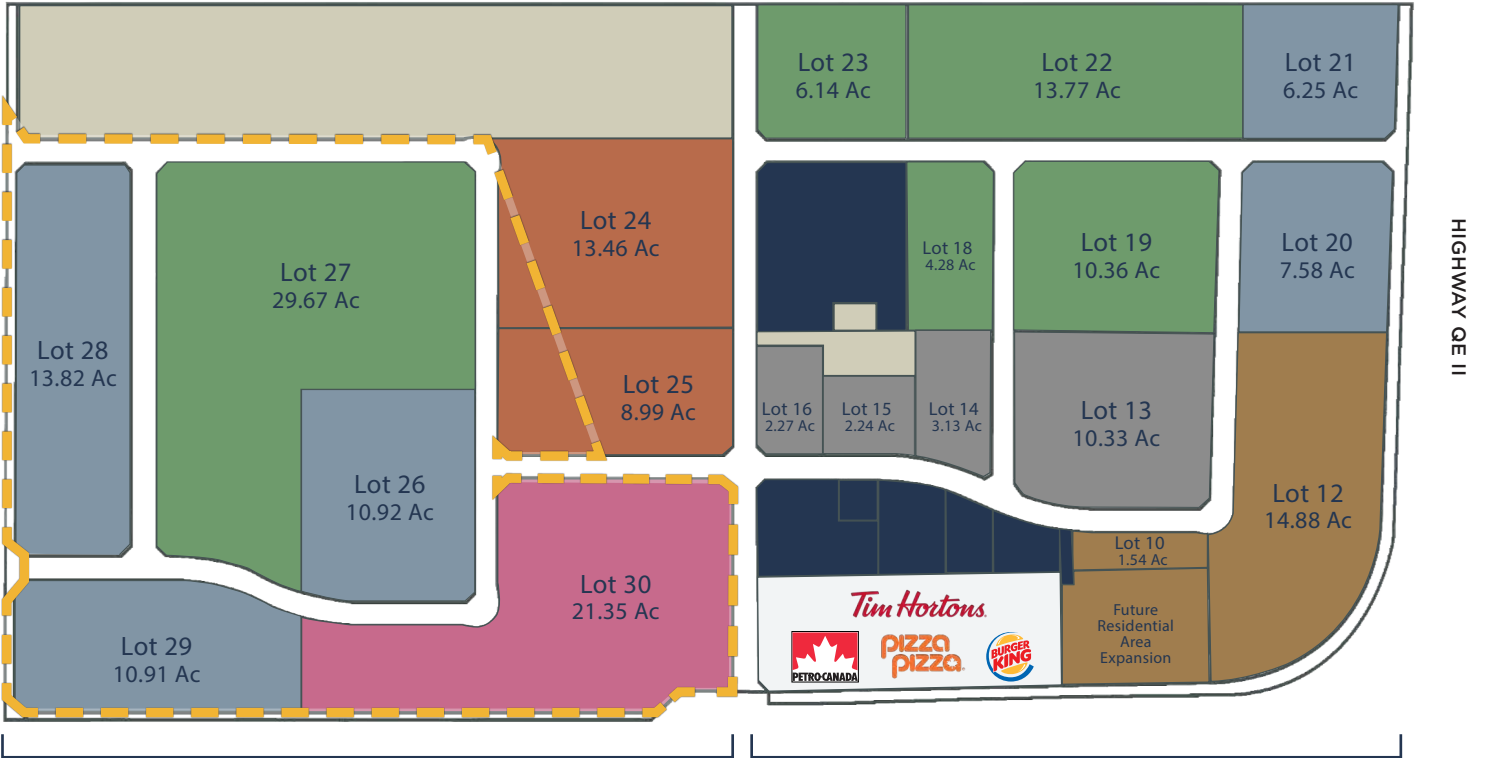


550+ Trucks Daily



Commercial and  
Public Service Land  
Uses

SITE PLAN



Future Phase 2

Phase 1



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      |

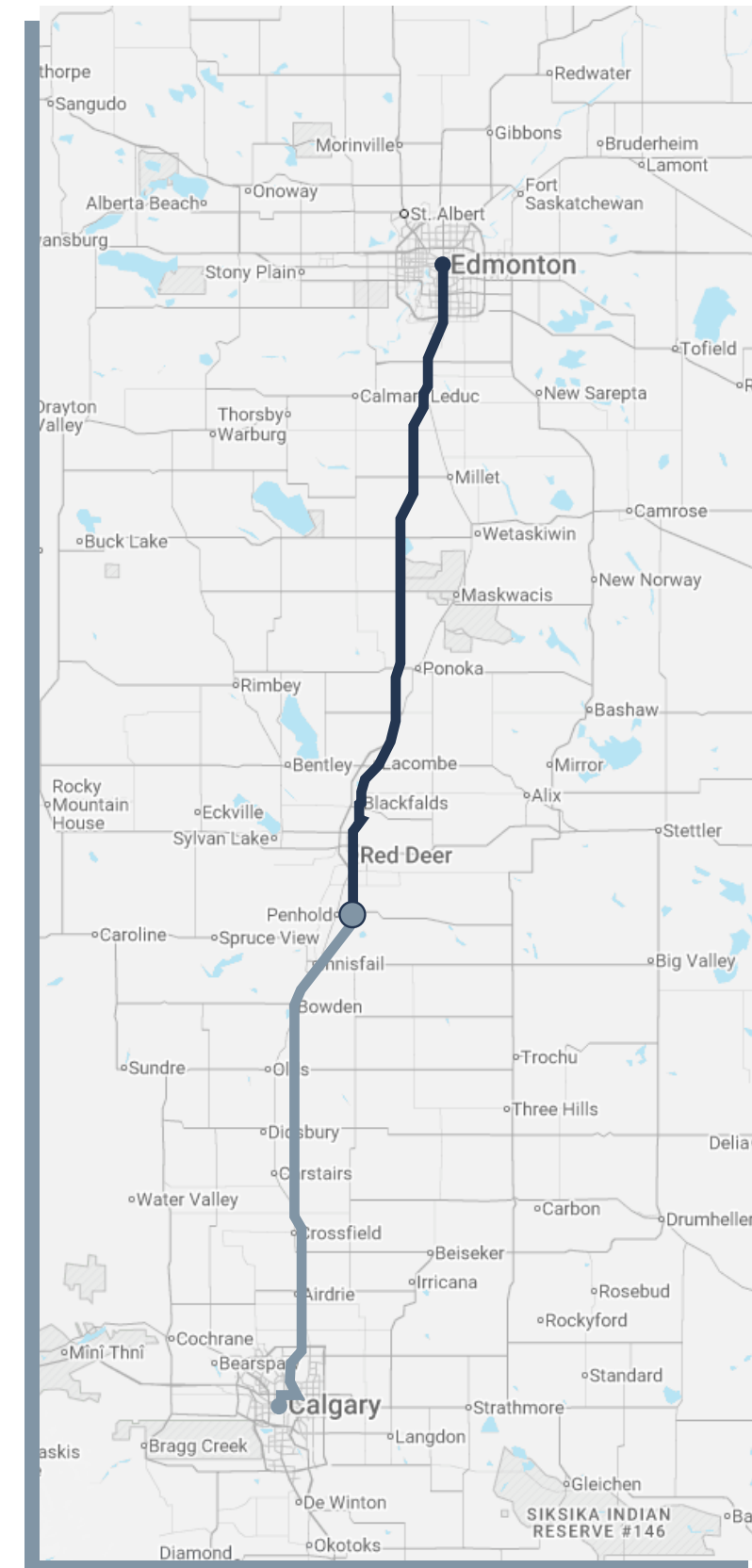


Market

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:**

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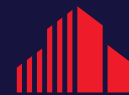
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