



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

40507 Range road 12
Rural Lacombe County, Alberta

MLS # A2271311



\$4 per sq.ft.

Division: NONE

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 44,000 sq.ft.

Zoning: AG

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Aluminum Siding , Wood Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.