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FOR SALE/LEASE

Blindman Industrial Parcels

Red Deer County, AB



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PROPERTY OVERVIEW

This multi-property industrial offering is located in Blindman Industrial Park, Red Deer County, with exposure along Highway 2A and quick access to major highway routes serving Red Deer and Central Alberta. The property includes 4038 and 4040 Industry Avenue, comprising two freestanding industrial buildings totaling 17,160 SF on Lot 10, along with two additional land parcels: Lot 9 at 4.92 acres and Lot 8 at 3.16 acres. The entire site is gravelled and fenced, providing functional yard and outdoor storage space. All lots have been recently graded and packed. Zoned MI – Medium Industrial, the properties are suited to a range of industrial and service-related uses. Immediate possession is available.

Rail infrastructure runs along Lots 8 and 9, presenting a potential opportunity for rail access to the property, subject to confirmation of requirements and approval by CN Rail.

The offering provides flexibility for purchasers and tenants, with the buildings and land available for sale or lease in several configurations. Lot 8 is available for sale only in combination with Lot 9, or with Lots 9 and 10.

Please refer to the accompanying configuration table for available options, pricing, lease rates, and individual property details.

PROPERTY DETAILS

LOCATION

Blindman Industrial Park

LEGAL DESCRIPTION

Plan 7822180, Block 1, Lot 10

Plan 7822180, Block 1, Lot 9

Plan 7822180, Block 1, Lot 8

MUNICIPAL ADDRESS

4038 and 4040 Industry Avenue (**Lot 10**)

4036 Charles Street (**Lot 9**)

4032 Charles Street (**Lot 8**)

SITE SIZE

3.17 Acres - 11.27 Acres

BUILDING SIZES

4038 Industry Avenue: 10,200 SF

4040 Industry Avenue: 6,960 SF

ZONING

MI - Medium Industrial

LEASE AND SALE DETAILS

See table on next page

ADDITIONAL RENT (APPLIES TO LOT 10)

TBD

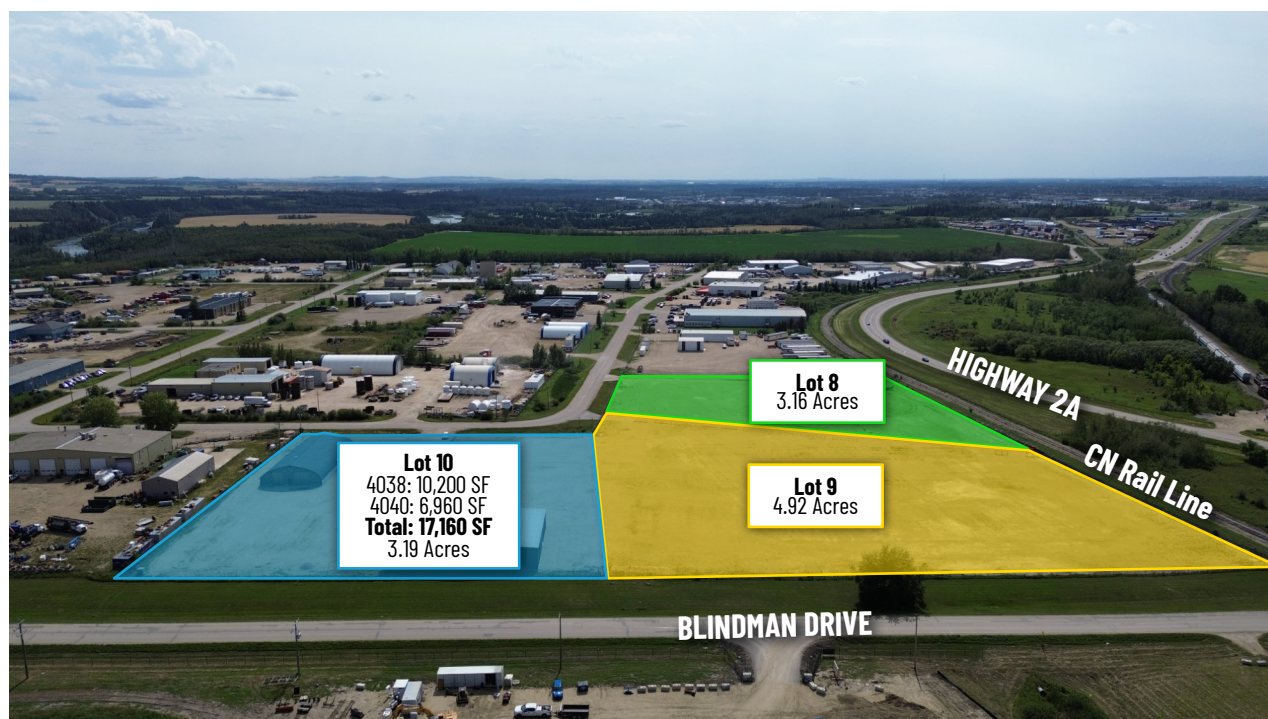
PROPERTY TAXES (2026)

Lot 10 = \$21,265

Lot 9 = \$14,080

Lot 8 = \$9,194

Available Lots



Lot No.	Address	Size	Sale Price	Lease Rate
Lot 10	4038 & 4040 Industry Avenue	4038: 10,200 SF 4040: 6,960 SF Total: 17,160 SF Building on 3.19 Acres	\$2,395,000	\$11.75 per sf Net + Additional Rent
Lot 9	4036 Charles Street	4.92 Acres	\$1,600,000	\$2,200/Acre/Month Gross
Lot 8	4032 Charles Street	3.16 Acres	*\$1,050,000	\$2,200/Acre/Month Gross

Sale Combination Options

Available Combinations	Total Size	Purchase Price
Lot 10 + Lot 9	8.11 Acres + 17,160 SF (Buildings)	\$3,995,000
Lot 10 + Lot 9 + Lot 8	11.27 Acres + 17,160 SF (Buildings)	\$5,045,000
Lot 9 + Lot 8	8.08 Acres	\$2,650,000

**Lot 8 is only available for sale in combination with Lot 9 or Lots 9 & 10*

4040 Industry Avenue

Property Details

This well-maintained 6,960 SF freestanding industrial building has undergone a comprehensive overhaul, including new plumbing fixtures throughout, a new holding tank, updated plank flooring and carpet tile, new shingles, new weather stripping, new cladding on the exterior and interior, LED lighting throughout, a newer air conditioning unit, plus other renovations. The building offers functional office and shop space, with offices on both the main and second floors and a shop area featuring two drive-in bays, mezzanine storage, and a dedicated parts room. The freshly painted office component includes attractive interior finishes, air conditioning, a lunch area, washrooms, boardroom, and ample storage. Located on the same lot as 4038 Industry Avenue, the two buildings provide a combined total of 17,160 SF. With extensive recent improvements and a practical mix of office, shop, and storage space, the property is well suited to a range of industrial and service-based users.

LOADING

- (1) 12' x 14' Powered O/H Sunshine Door
- (1) 14' x 16' Powered O/H Sunshine Door

HVAC

- Radiant Heating
- Exhaust Fans
- Air Conditioned Offices (Newer A/C Unit)

CEILING HEIGHT

Approx. 19' at centre

LIGHTING

New LED Lighting

YARD

Compacted Gravel

SERVICES

Well Water & Septic System

DRAINAGE

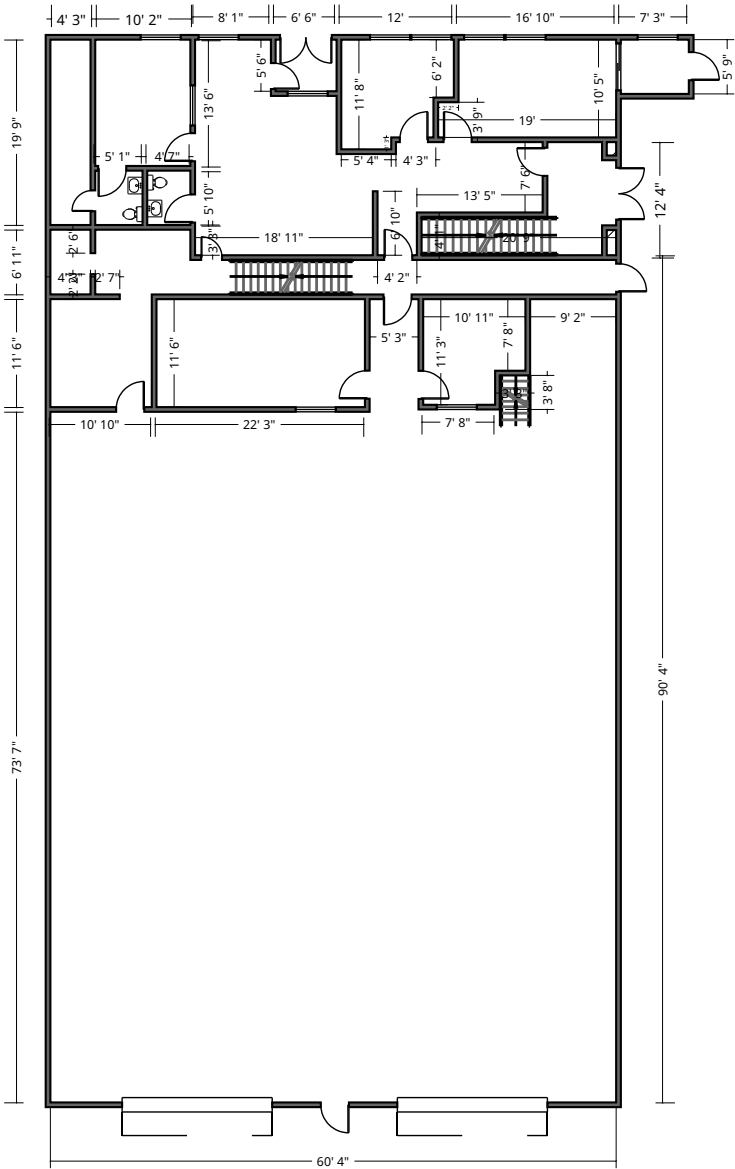
Trench Sump



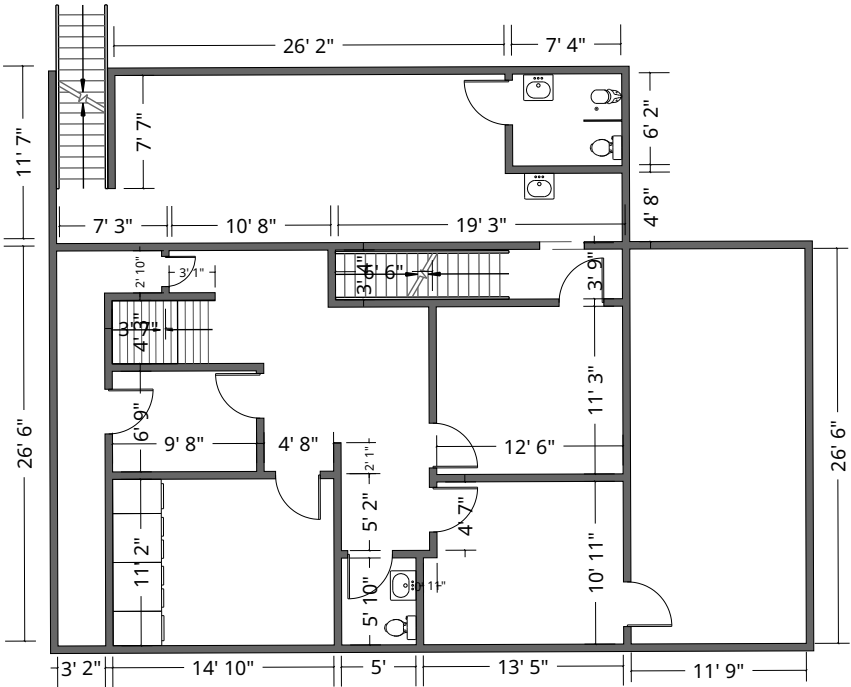
4040 Industry Avenue

Plan

Main Floor



Second Floor



4038 Industry Avenue

Property Details

This 10,200 SF freestanding industrial building offers a wide-open shop layout suited to a variety of industrial, service, or storage uses. The shop is equipped with four drive-in bays (two recently installed, all doors have new panels) and a mainly flat floor, providing a functional setup for vehicle, equipment, or operational requirements. Other recent improvements include: new metal cladding on the exterior and interior, two new forced air furnaces, renovated washrooms, and LED lighting. A single office and two washrooms provide essential support space while allowing the majority of the building to remain dedicated to shop use. Located on the same lot as 4040 Industry Avenue, this building provides additional flexibility for an owner-user or tenant requiring substantial open space alongside the neighbouring facility.

LOADING

(2) 14' x 14' Powered O/H Sunshine Doors

(1) 12' x 14' Powered O/H Sunshine Door

(1) 12' x 12' Powered O/H Sunshine Door

HVAC

- Radiant Heating and Forced Air Heating
- Exhaust Fans
- Ceiling Fans

CEILING HEIGHT

21'4" at Centre, 16'5" perimeter

LIGHTING

New LED Lighting

HiBay Lighting

YARD

Compacted Gravel

DRAINAGE

Single Two-Compartment Sump

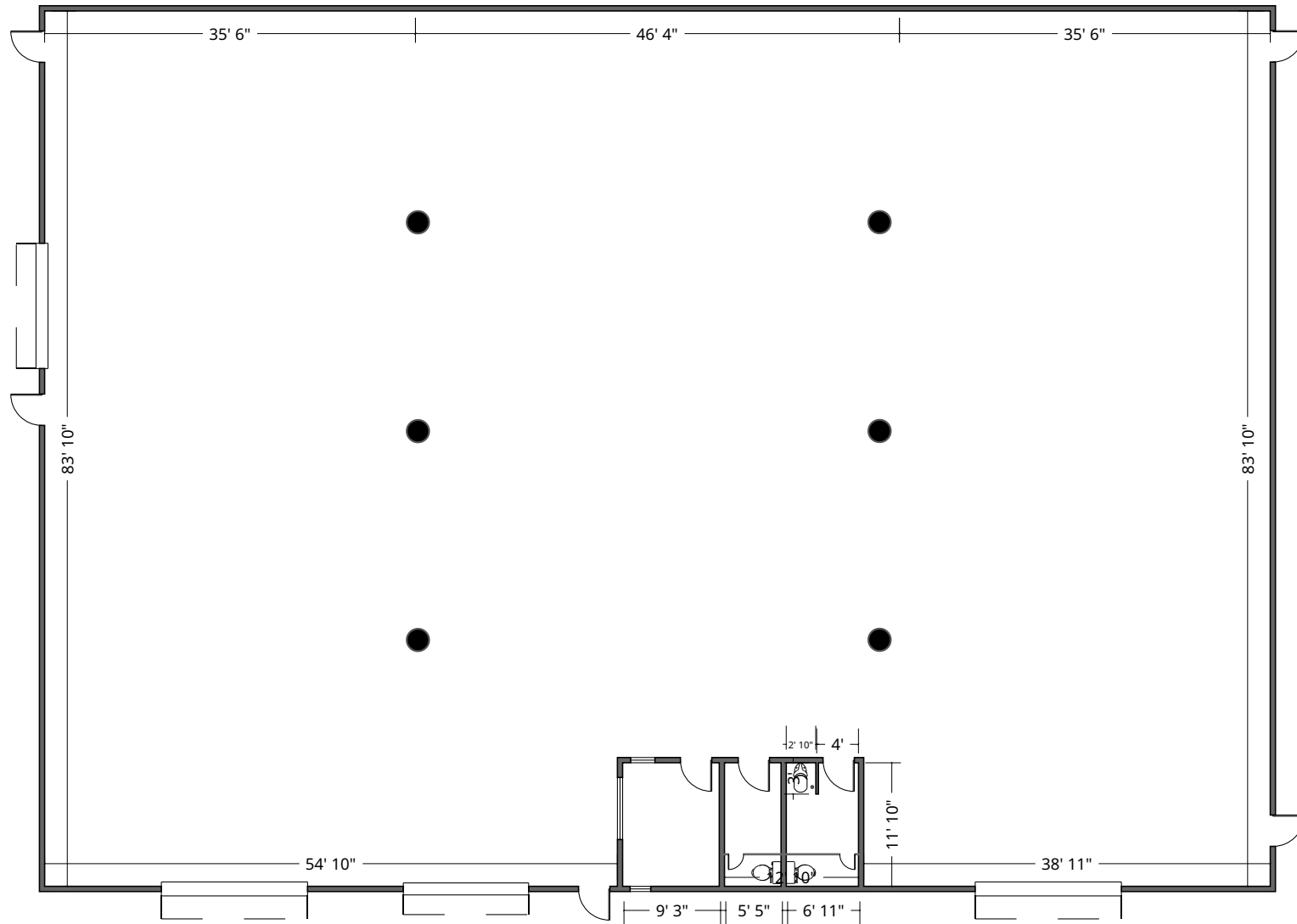
SERVICES

Well Water & Septic System



4038 Industry Avenue

Floor Plan

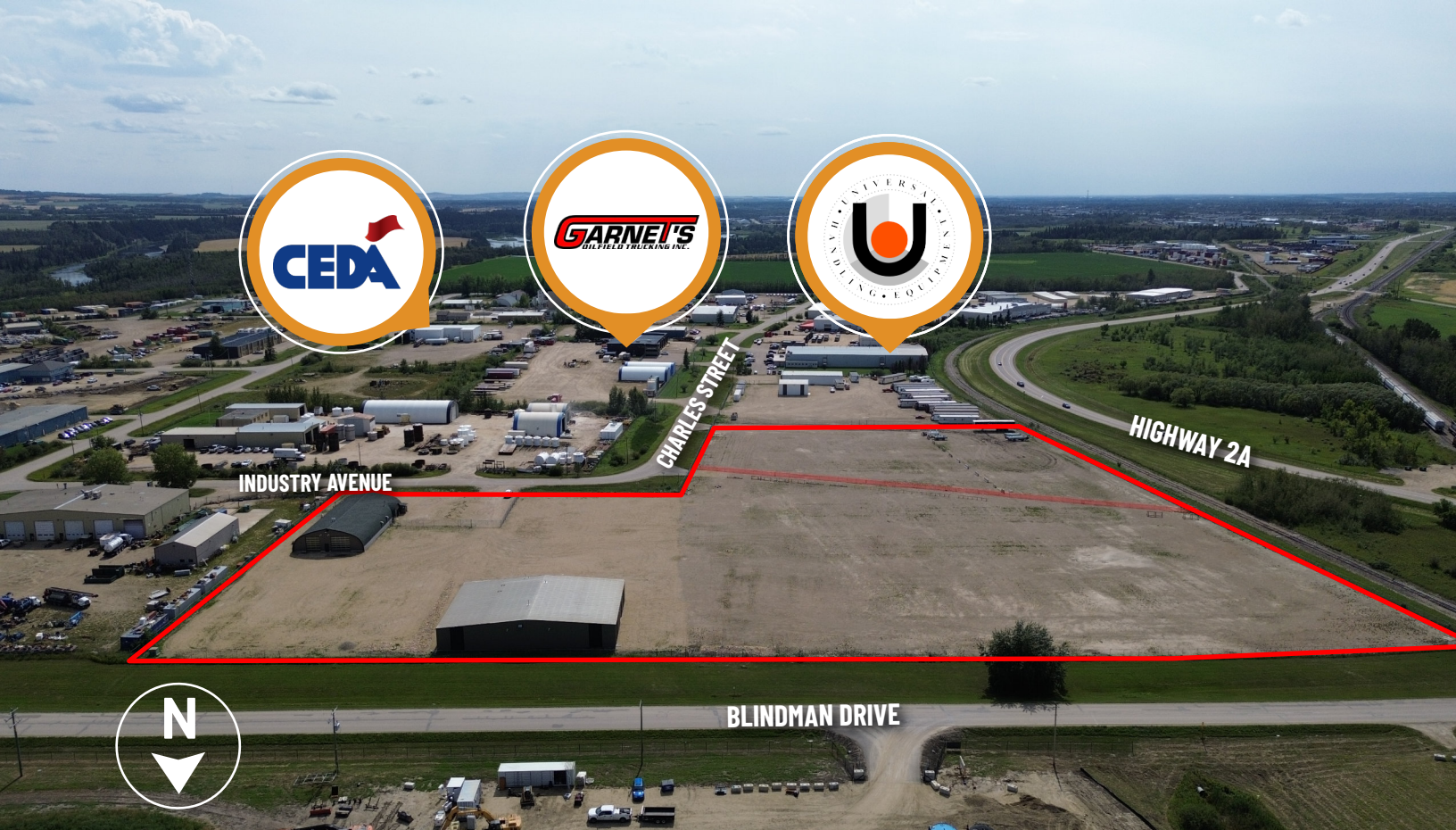


4036 Charles Street (Lot 9)

4.91 Acres

4032 Charles Street (Lot 8)

3.17 Acres



Central Alberta's Ambassador for Commercial Real Estate



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