

# FOR SALE

## CLEARVIEW INDUSTRIAL PARK PHASE II

27 - 46 Acres +/- Serviced Industrial Development Site  
Red Deer County, AB

January 2012

**27 - 46 ACRES +/-  
AVAILABLE**

**ZONED  
MEDIUM  
INDUSTRIAL**



## CLEARVIEW BUSINESSES

Lehigh Inland  
A.R. Thomson Group  
Pinnacle Building Supplies  
Knelson Sand and Gravel  
Jedco  
Lazyboy Distribution  
Peak Energy  
Red Deer Piling  
Jumbo Car Wash  
Packers Plus  
Western Painting  
McMullens Refrigeration  
Para Industries  
Alpine Drywall  
Isolation Equipment



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Daniel Goldstrom**  
dgoldstrom@naicalgary.com  
Direct: (403) 291-8864

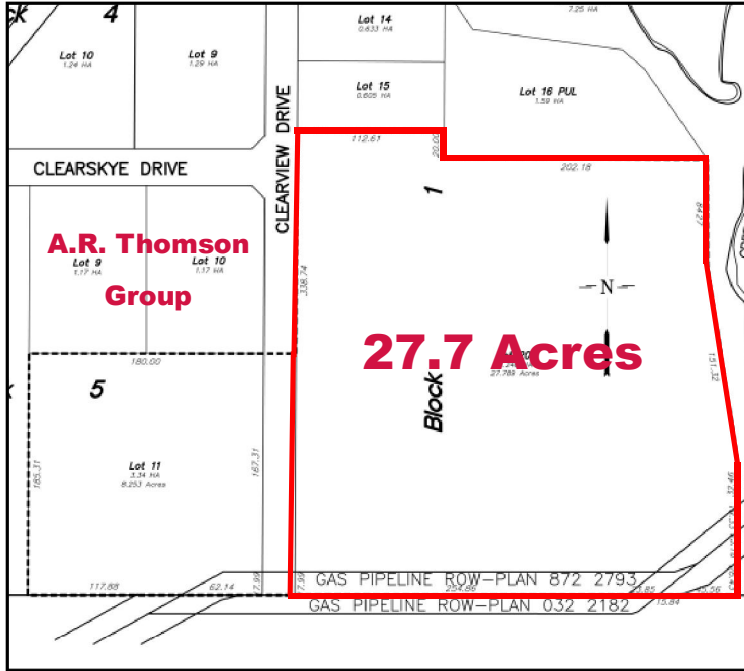
Suite 1, 6204 - 6A Street SE  
Calgary, AB T2H 2B7  
Tel: (403) 214-2344  
Fax: (403) 214-0244  
www.naicalgary.com

**NAI Commercial**

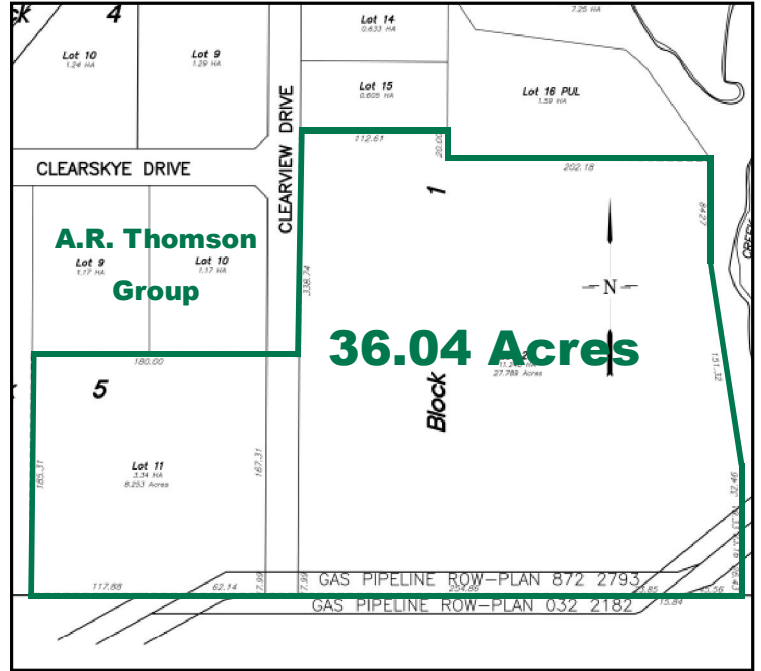
Commercial Real Estate Services, Worldwide.

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**Industrial Development Site**  
**Red Deer County, AB**

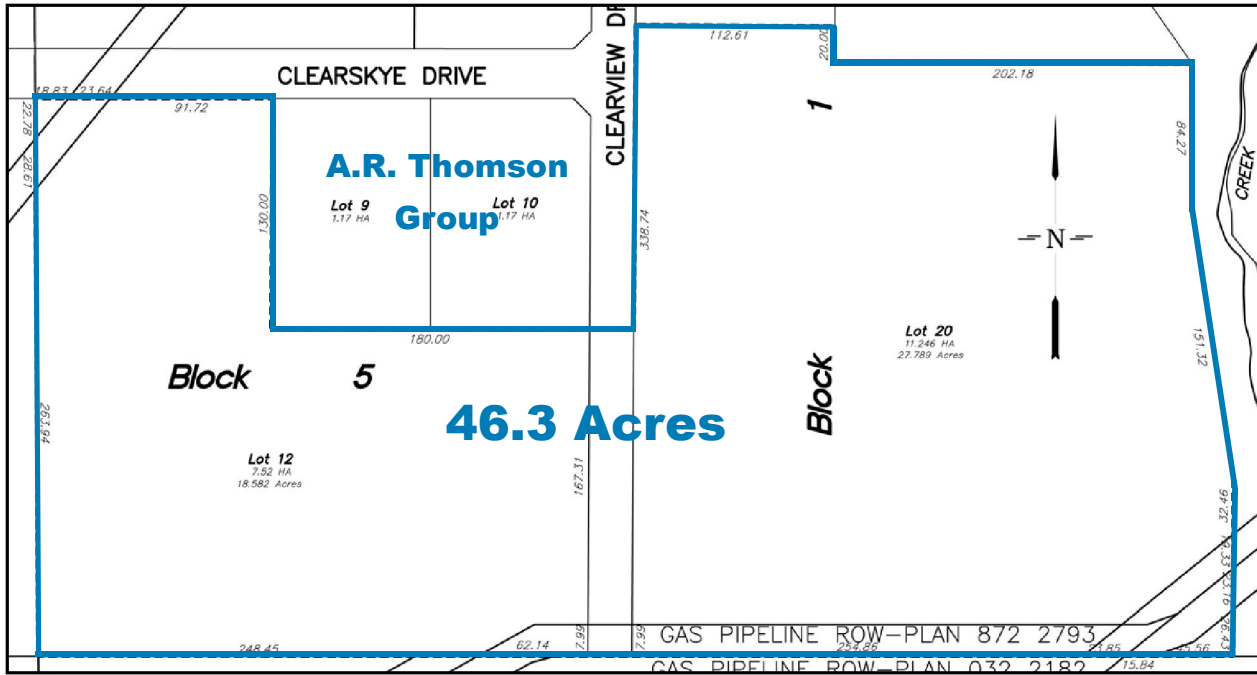
**Option 1**



**Option 2**



**Option 3**



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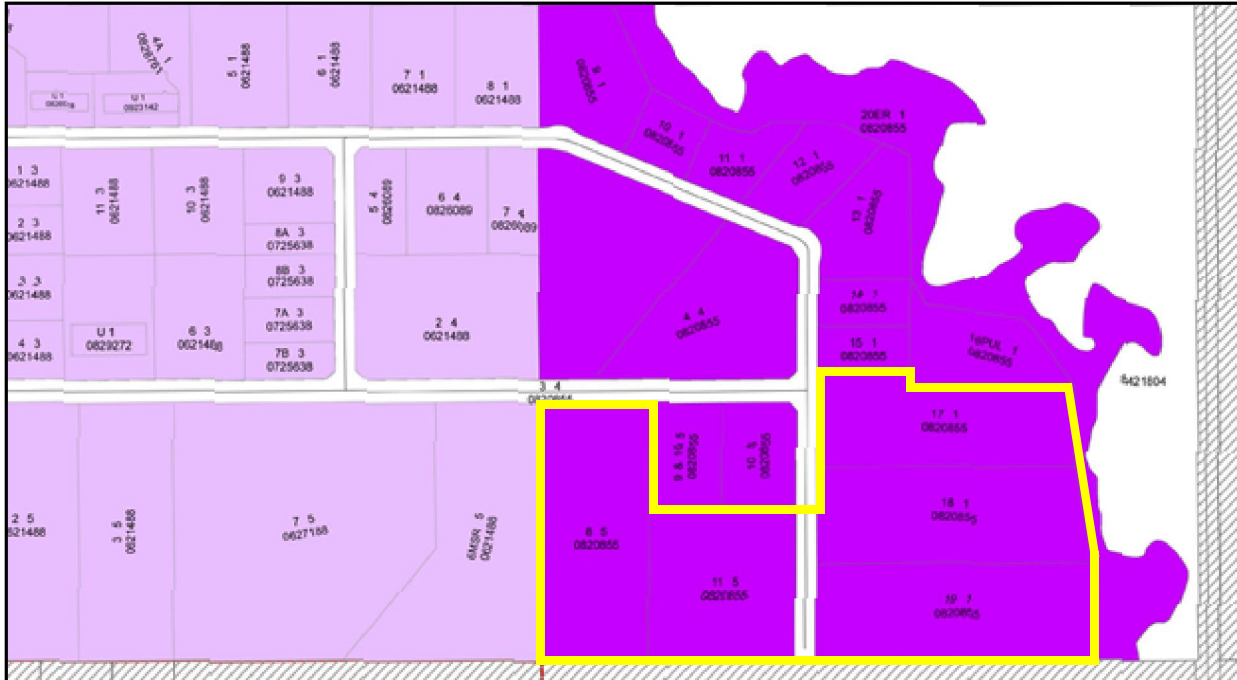
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**Zoning Map**



**Red Deer County**  
 Red Deer County  
**Zoning**  
**Subdivision**  
**Mapping**  
 Clearview Industrial  
 NW 27-37-27-W4M  
 Page 75  
 June, 2010

**Zoning Type**

- AG - Agriculture District
- R-1 - Country Residential
- R-3 - Low Density Residential
- R-4 - Medium Density Residential
- R-6 - Resort Residential District
- R-7 - Condominium Residential District
- R-8 - Manufactured Home Park
- CTC - Comprehensive Town Centre
- C-2 - General Commercial District
- C-3 - Highway Commercial District
- C-4 - Business Service Commercial
- C-5 - Commercial Recreation District
- BSI - Business Service Industrial
- MI - Medium Industrial District
- HI - Heavy Industrial District
- BSA - Business Service Airport
- PS - Public Services District
- PU - Public Utility District

**Permitted Uses (Medium Industrial District)**

- Accessory Building and Accessory Use
- Action Mart - No Livestock
- Automotive Repair - Major
- Commercial Composting Facility
- Heavy Equipment Sales/Rental
- Industrial/Commercial Training Facility
- Manufacturing, Processing or Assembly Facility
- Outdoor Storage as an accessory use only
- Salvage Yard
- Signs
- Veterinary Clinic
- Agricultural Supply Depot
- Action Mart - Livestock
- Automotive Repair - Minor
- Contractor Operation
- Heavy Equipment Service and Repair
- Moved-in Buildings
- Oil field Service or Supply Business - Major
- Public Utility
- Security/Operator Residential Unit
- Value Added Agricultural Industry
- Warehousing and Storage

**Discretionary Uses**

- Outdoor Storage as a principle use
- Temporary Development



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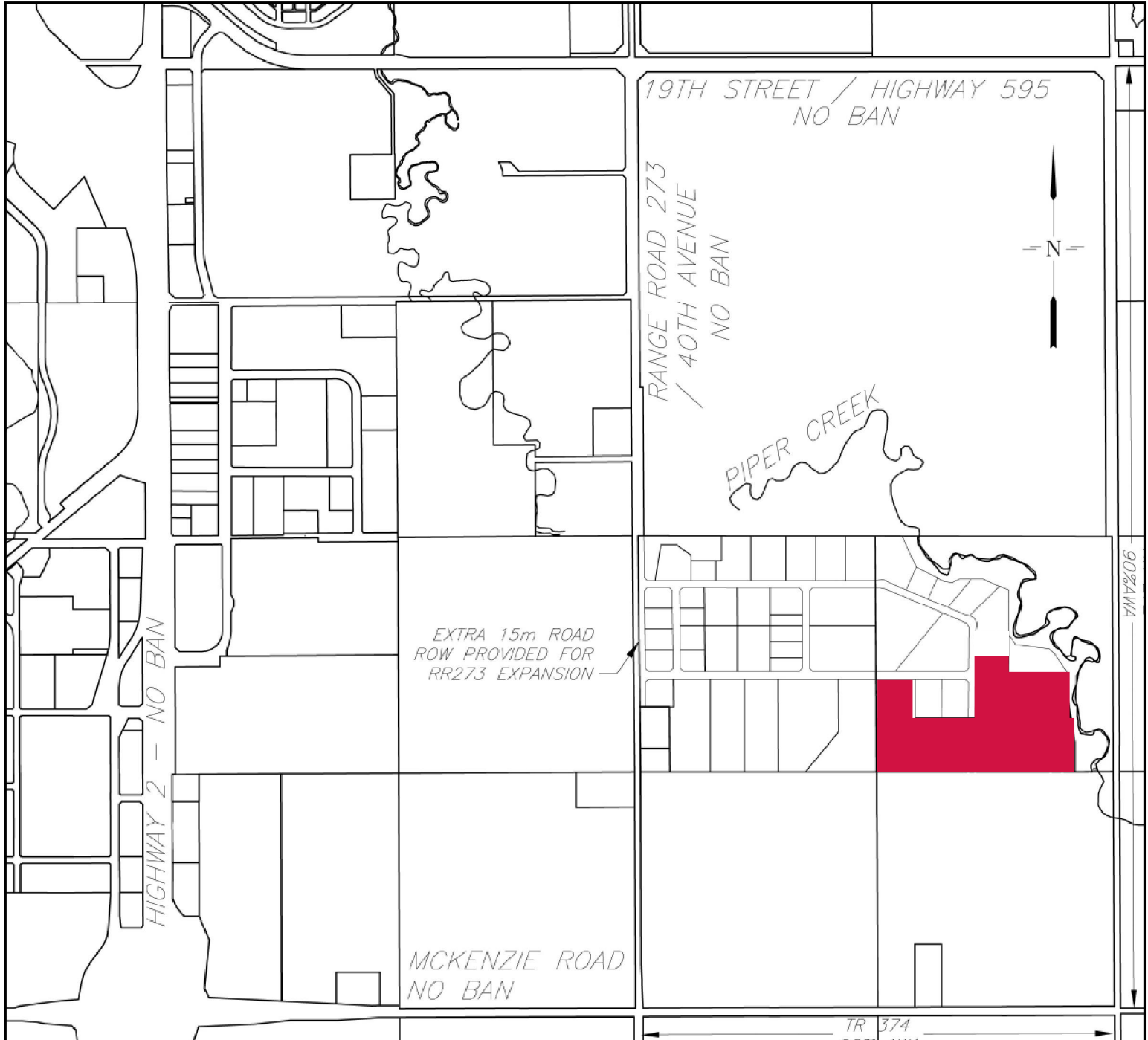
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**Location Map**



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