

# \$22 - 82, 722040 Range Road 51, Rural Grande Prairie No. 1, County of

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MLS® #A2212810

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.02 Acres

Hawker Industrial Park, Rural Grande Prairie  
No. 1, County of, Alberta

An incredible opportunity to lease approximately 10,140 SF of precast concrete shop space on a 5.02-acre graveled and fenced site, with shared yard access. This immaculate building offers 8,140 SF of shop space with 33'™ ceiling heights to the bottom of the truss, featuring five 16'™W x 18'™H overhead doors, a 110' clear span bay with two drive-through options, engineered air, and municipal water. The reinforced concrete slab is engineered and crane-ready. Included with the lease is 2,000 SF of office space laid out over two floors, thoughtfully designed with 6 offices, a lunchroom, and 3 washrooms—ideal for a single user or open the shop wall and lease both sides for a total of 20,240 SF. The site features a paved parking area, a fenced perimeter, yard lighting, compacted gravel, and multiple access points. For more information or to schedule a viewing, contact your local Commercial Realtor®.



Built in 2018

## Essential Information

MLS® #	A2212810
Price	\$22
Bathrooms	0.00
Acres	5.02

Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	82, 722040 Range Road 51
Subdivision	Hawker Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0T1

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	46
Zoning	RM-2

### Listing Details

Listing Office	RE/MAX Grande Prairie
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