



**For Lease**

StoneGate Industrial, Building A  
#40 - 2626 Country Hills Boulevard NE



## Unique industrial opportunity available in northeast Calgary

No other industrial area in Calgary compares to StoneGate Industrial—not in scale, accessibility, or thoroughness in planning.

Built with transport and access in mind, StoneGate Industrial caters to the unique needs of the distribution and logistics industry as well as light manufacturing and commercial service users. A high dock-to-door ratio, large truck courts and convenient egress and ingress to Calgary’s main arteries make StoneGate Industrial the perfect home for sophisticated distribution companies.



Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Deerfoot Trail, Trans-Canada Highway, and Stoney Trail



Ability to accommodate all tenant sizes

### Leasing Contacts

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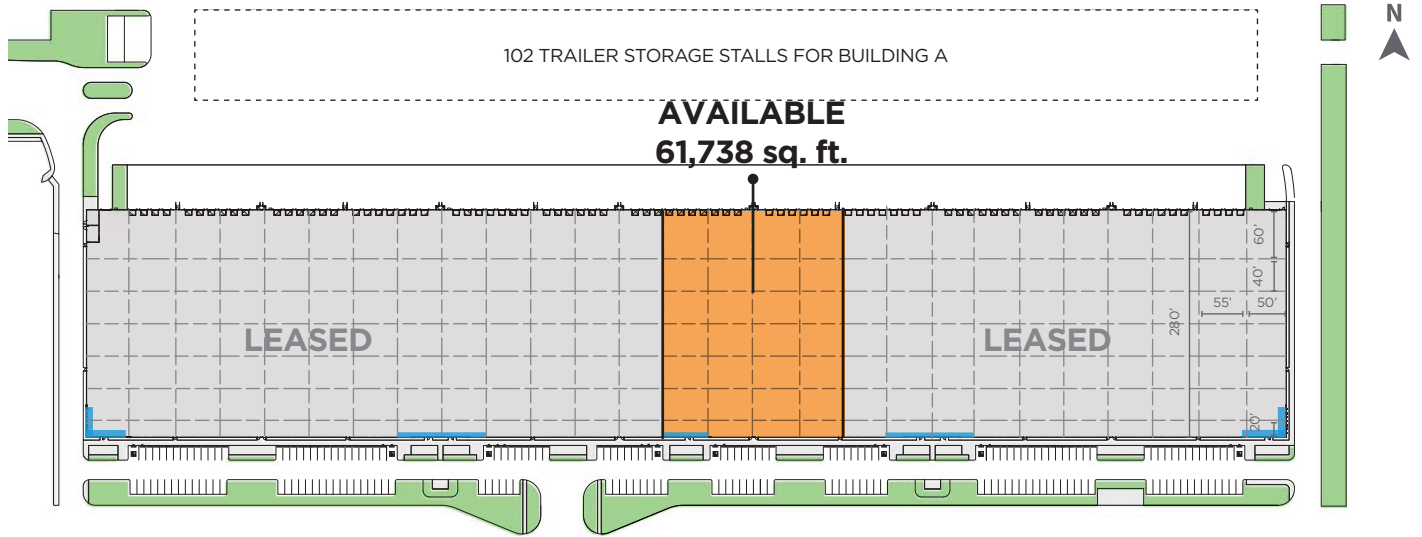
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## Details

Municipal Address	#40 - 2026 Country Hills Blvd NE, Calgary	Column Grid	55' x 40'
Area Available	+/- 61,738 SQ. FT.	Lighting	LED with motion sensor
Office Area	+/- 2,000 SQ. FT.	Loading	13 dock doors (9' x 10')
Warehouse Area	+/- 59,738 SQ. FT.	Sprinklers	ESFR
Power	200 A, 600 V	Lease Rate	Market
Zoning	Industrial General (I-G)	Operating Costs/Taxes	\$5.03/SQ. FT. (2024 Estimate)
Availability	Immediate	Additional Features	<b>Trailer parking available, Move-in ready food-grade facility, LEED Silver Certified, Warehouse floor joints caulked</b>
Clear Height	32 FT.		



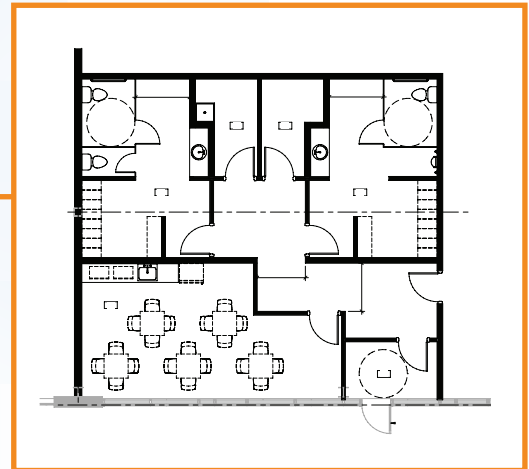
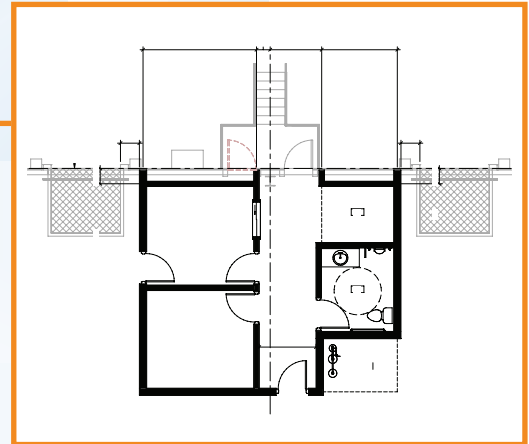
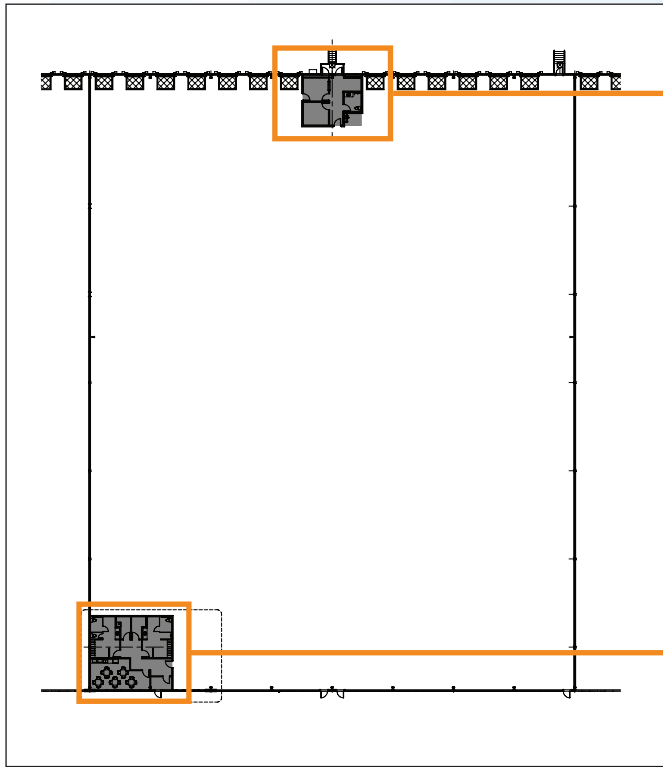
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