



For Lease

Stoney Industrial Centre
1825 120 Avenue NE, Calgary



STONEY INDUSTRIAL CENTRE

Unique industrial opportunity available in northeast Calgary

Employing state-of-the-art construction techniques and materials, Stoney Industrial Centre is one of Western Canada's most advanced industrial complexes.

The property's collection of six light industrial warehouse buildings totals over two million sq. ft., with Building 4 among the first non-institutional LEED certified industrial buildings in Canada.



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

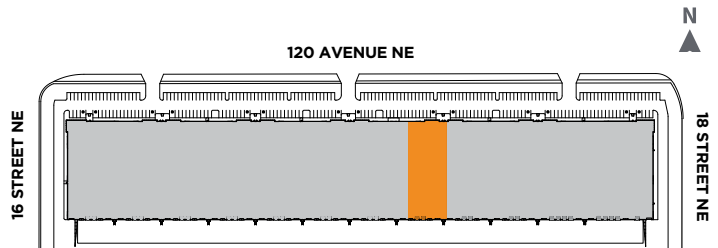
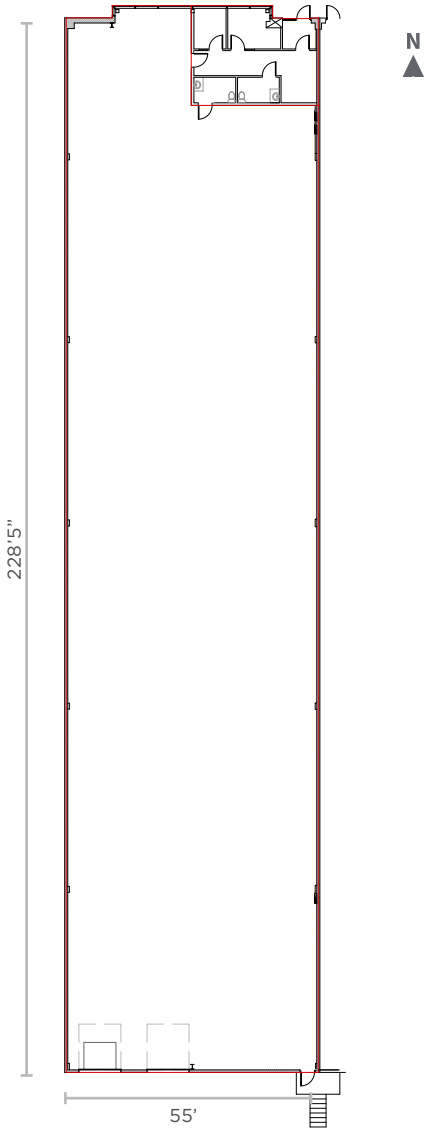
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updated 2024-06-04



Details

Municipal Address	1825 120 Avenue NE, Calgary
Area Available	+/- 12,774 SQ. FT.
Office Size	+/- 850 SQ. FT.
Warehouse Size	+/- 11924 SQ. FT.
Power	200 A, 600 V (TBC)
Zoning	Industrial General (I-G)
Availability	September 1, 2024
Loading	2 dock doors (9 FT. x 10 FT.)
Clear Height	28 FT.
Features	Warehouse LED lighting, public transportation available in front of premises
Lease Rate	Market
Operating Costs/ Taxes	\$4.70/SQ. FT.



Learn more:
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