

STONE INDUSTRIAL CENTRE BUILDING 3

1839 120 AVENUE NE
CALGARY | ALBERTA



26,517 SF



FOR LEASE

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 square feet.

SITE HIGHLIGHTS



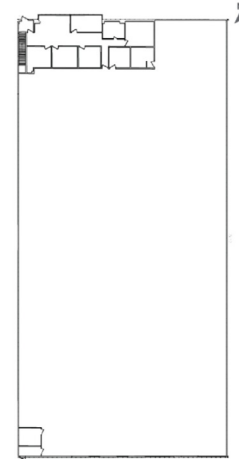
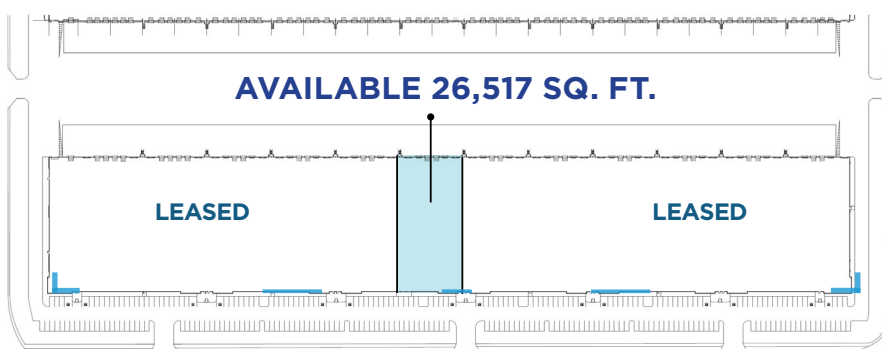
Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



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



Ability to accommodate all tenant sizes



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|----------------------------|--|-------------------------------|--|
| • Municipal Address | 1839 120 Avenue NE | • Standard Column Grid | 55' x 40' |
| • Area Available | +/- 26,517 sq ft | • Lighting | Motion Sensor LED |
| • Office/Mezz Area | +/- 1,690 sq ft Office Area
+/- 1,235 sq ft Mezzanine | • Loading | 5 (9'x10') dock doors |
| • Power | 200 A, 600 V | • Sprinklers | ESFR |
| • Zoning | Industrial General (I-G) | • Lease Rate | Market |
| • Availability | November 1, 2026 | • Op Costs/Taxes | \$5.35/sq.ft (2026 Estimate) |
| • Clear Height | 28' | • Additional Features | Warehouse LED lighting
Close proximity to significant amenities and public transportation.
Bus stop directly in front of premises. |



