

# STONEGATE INDUSTRIAL BUILDING A

#40 - 2626 COUNTRY HILLS BLVD NE  
CALGARY ALBERTA



## FOR LEASE

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



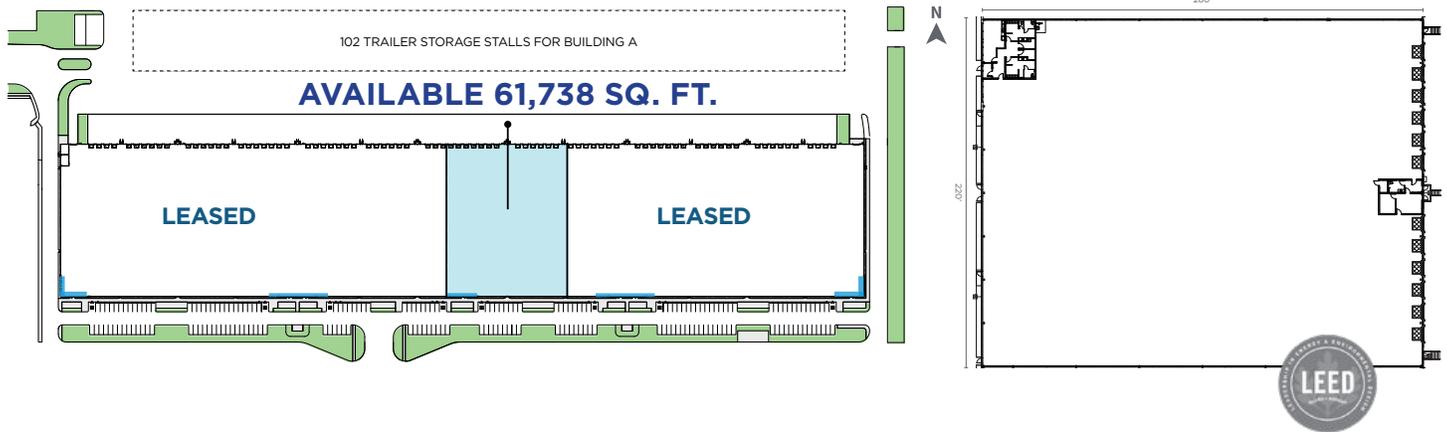
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



Ability to accommodate all tenant sizes

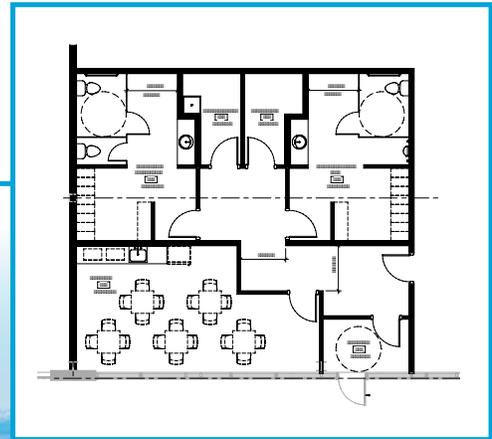
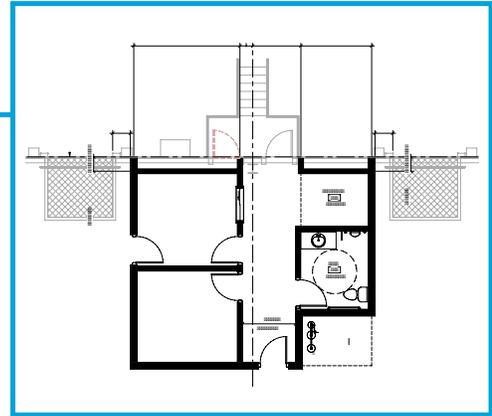
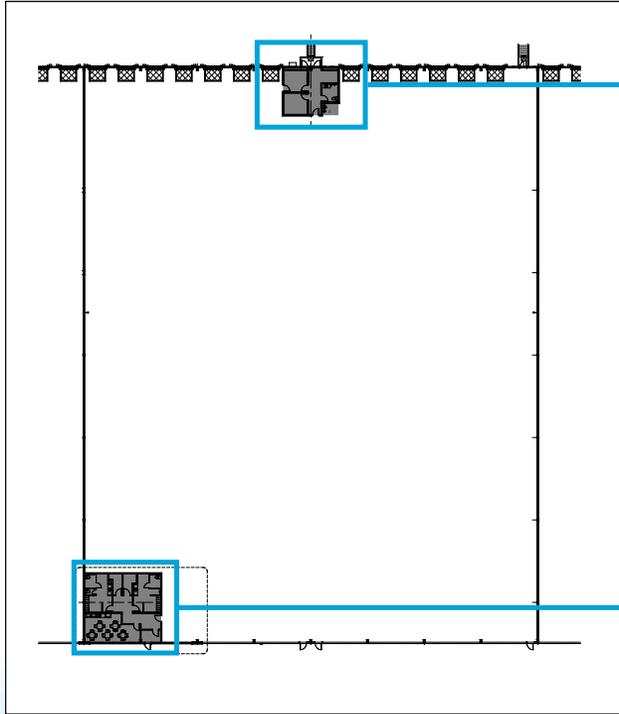


LEED Silver Certified



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| <ul style="list-style-type: none"> <li>• <b>Municipal Address</b> #40 - 2626 Country Hills Blvd NE</li> <li>• <b>Area Available</b> +/- 61,738 sq ft</li> <li>• <b>Office Area</b> +/- 2,000 sq ft<br/>+/- 1,500 sq ft Office Area<br/>+/- 500 sq ft Shipping Area</li> <li>• <b>Warehouse Area</b> +/- 59,738 sq ft</li> <li>• <b>Power</b> 200 A, 600 V</li> <li>• <b>Zoning</b> Industrial General (I-G)</li> <li>• <b>Availability</b> Immediate</li> <li>• <b>Clear Height</b> 32'</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Standard Column Grid</b> 55' x 40'</li> <li>• <b>Lighting</b> Motion Sensor LED</li> <li>• <b>Loading</b> 13 (9'x10') dock doors</li> <li>• <b>Sprinklers</b> ESFR</li> <li>• <b>Lease Rate</b> Market</li> <li>• <b>Op Costs/Taxes</b> \$4.94/sqft (2026 Estimate)</li> <li>• <b>Additional Features</b> Trailer parking available, Move-in ready, food grade facility LEED Silver Certified Warehouse floor joints caulked</li> </ul> |
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The information contained herein was obtained from sources we deem reliable and, while believed to be correct, has not been independently verified. Hopewell Real Estate Services LP assumes no responsibility or liability for any errors or omissions.