

INQUIRIES CONTACT: JAY BALKWILL (P) 403-234-3109 (E) jbalkwill@wamdevelopment.com
www.wamdevelopment.com

PROJECT NAME: STONEY INDUSTRIAL CENTRE

PROPERTY DESCRIPTION

Strategically located at the intersection of Deerfoot Trail and Country Hills Boulevard, Stoney Industrial Centre offers Calgary industrial tenants a premium product in an ideal location. Using state of the art design and materials, your operation will benefit from built-in convenience efficiencies with immediate access to the Queen Elizabeth II Highway (Alberta's main North/South artery), and Stoney Trail (Calgary's new ring road). Stoney Industrial Centre is debatably Western Canada's most conveniently located industrial centre.

PROJECT SIZE: 1,548,222 sq. ft.

TOTAL VACANT AREA: Building 3 – 228,576 sq. ft. available for immediate lease
[Click here to view brochure](#)

Building 4 – 436,214 sq. ft. construction completion Q4 2011
[Click here to view brochure](#)

BUILDING SIZE: Building 1 – 356,155 sq. ft.
Building 2 – 439,275 sq. ft.
Building 3 – 316,578 sq. ft.
Building 4 – 436,214 sq. ft.

CEILING HEIGHTS: 28' - 32' Clearance

LOADING: Dock and drive-in available

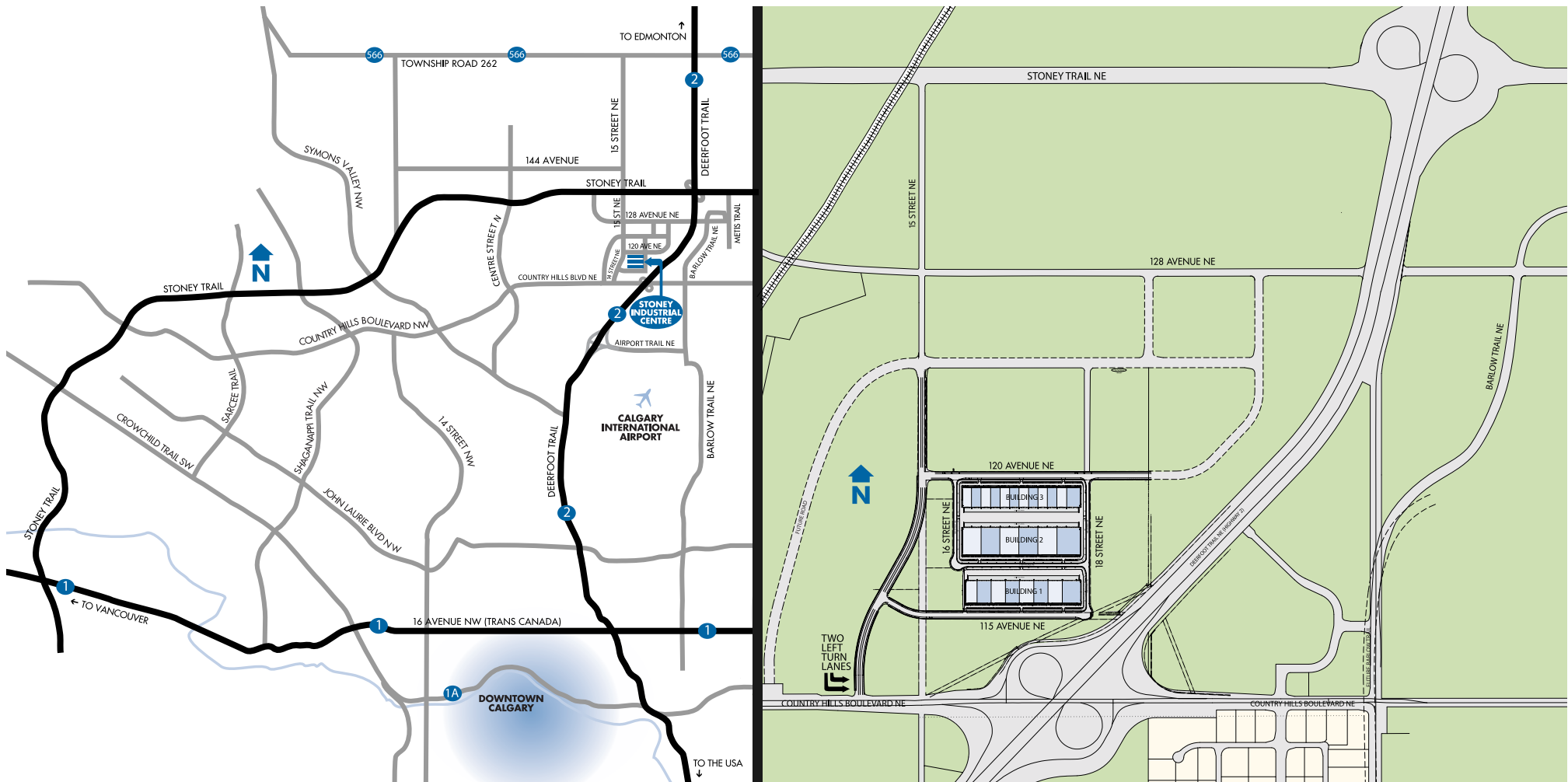
ROAD ACCESS: Direct access off Country Hills Boulevard via 14th Street NE
Future access to Deerfoot Trail via the 128th Avenue overpass as well as access to Stoney Trail via the 11th Street connector.

BAY SIZE: Minimum 25,000 sq. ft.

ESTIMATED OPERATING COSTS: \$2.52 / sq. ft. – estimated for 2011

LEASING INQUIRIES: Jay Balkwill
Ph: 403-234-3109
jbalkwill@wamdevelopment.com

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PROJECT TYPE: INDUSTRIAL PROJECT NAME: STONEY INDUSTRIAL LOCATION: CALGARY, ALBERTA
ADDRESS: COUNTRY HILLS BOULEVARD & 14TH STREET NE

CALGARY



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