



## Stoney Industrial / 10E

1919 84 Street NE | Calgary, Alberta

### PROPERTY OVERVIEW

- » Flexible lease configurations available from 1.00 to 3.80 Acres, with different size options to accommodate various tenant needs.
- » Prime Location on the corner of Highway 1 and Stoney Trail.
- » Land is compacted and graded with recycled asphalt.
- » Fully Fenced and Secured with lights, gate and security cameras throughout the property.
- » Located in an area of ongoing development, providing expanding opportunities for commerce and services.

### PROPERTY DETAILS

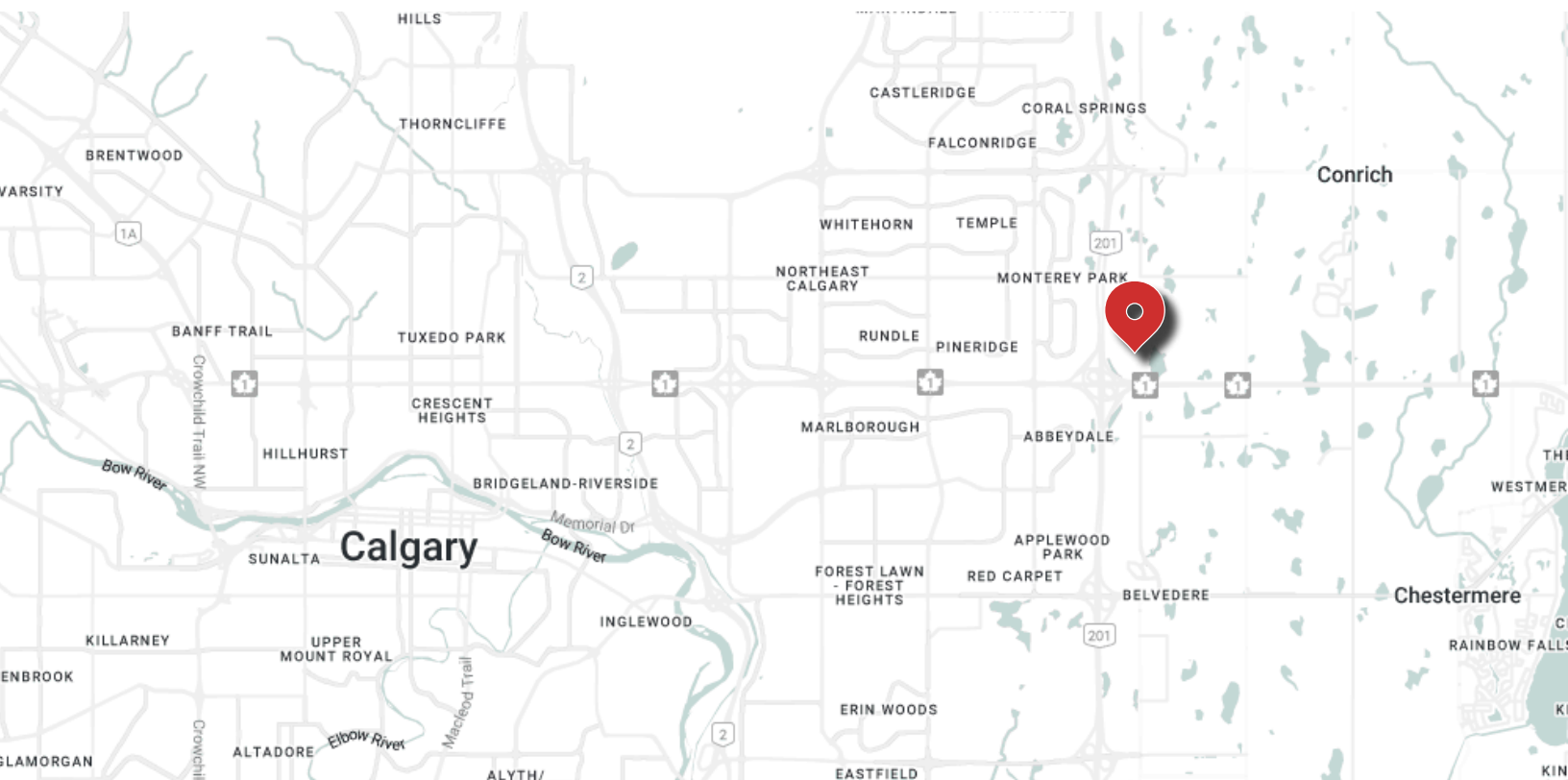
|                   |   |
|-------------------|---|
| Size Available    | 1.0 - 3.8 Acres / 167,000 ± SF              |
| Legal Description | Plan 0011441 Block 3                        |
| Lease Term        | 3 - 5 years                                 |
| Lease Rate        | \$4200 per acre per month<br>+ property tax |
| Zoning            | I-G   |
| Available         | Immediately                                 |



# FOR LEASE

167,000 ± SF / 1.0 - 3.8 Acres  
Various lease options available

## INDUSTRIAL LAND



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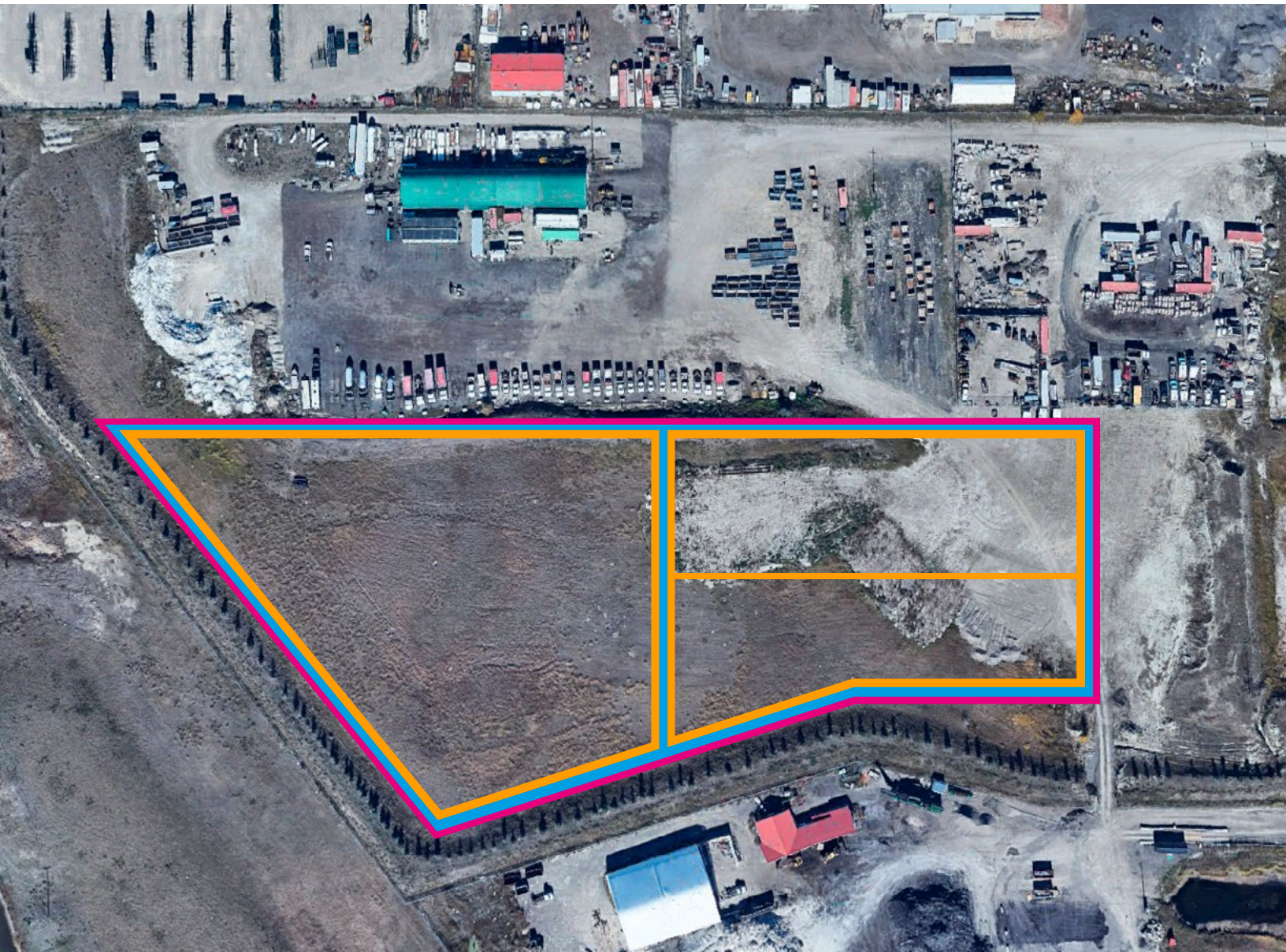
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## Lease Configurations



- Multiple lease options available, allowing tenants to select from different site sizes and configurations to suit their operational needs

**Option 1**  
3.8 Acres

**Option 2**  
1.8 Acres  
2.0 Acres

**Option 3**  
1.0 Acres  
1.0 Acres  
1.8 Acres

\*All lease sizes are currently an estimation

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## INDUSTRIAL LAND

**STONEY TRAIL NE**



## CONTACT US

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