



SYMMETRY INDUSTRIAL



A MASTER-PLANNED DISTRIBUTION HUB



LOCATION & ACCESS ROUTES



SYMMETRY INDUSTRIAL

11 High Plains Trail, Rocky View County, Alberta

AVAILABLE AREA

Building A
±141,012 SF

Building B
±141,012 SF

OCCUPANCY

Spring 2027

HIGHLIGHTS

- Strategically located on 15.29 acres in a major distribution hub with excellent access to Deerfoot Trail, Stoney Trail and the QEII Highway.
- Close proximity to air transportation at the YYC International Airport.
- Attractively positioned near numerous amenities in CrossIron Mills shopping centre, North Calgary and Airdrie. All three areas include a large variety of retail services, health facilities and dining options.
- Significant tax savings for businesses in Rocky View County through low mill rates (approx. 50% lower than the City of Calgary) and no business tax.

PROPERTY DETAILS

Construction

Pre-cast concrete

Zoning

I-HWY (Industrial-Heavy District)

Standard Grid

55' x 40' typical bay size

Parking

105 vehicle parking stalls (9' x 20') per building

36 trailer parking stalls (55' x 15') per building

Loading

23 dock doors (8'6" x 9'6" with 40,000 lb hydraulic levelers) per building

2 drive-in doors (12' x 14') per building

Ceiling Height

36' clear ceiling height

Power

2,000 amp, 347/600V electrical service to the building

Heating

Gas Fired Unit Heaters

Lighting

60.7 W LED suspended high bay luminaire

Sprinkler

ESFR sprinkler system

RATES

Market

OPERATING COSTS AND TAXES

\$3.69 budgeted for 2027

SYMMETRY INDUSTRIAL - SITE PLAN

