



# SYMMETRY INDUSTRIAL



# A MASTER-PLANNED DISTRIBUTION HUB



## BENEFITS

Symmetry Industrial is located in High Plains Industrial Park, a master-planned land development in Rocky View County, directly north of Calgary. Designed to accommodate a variety of business opportunities, the rapidly growing park is emerging as Western Canada's premier distribution hub, strategically situated in close proximity to significant transportation infrastructure. Some of the key advantages of Symmetry Industrial are unparalleled access to Deerfoot Trail, the QEII Highway, the Stoney Trail ring road and the Calgary International Airport. Tenants at Symmetry Industrial also benefit from substantial tax savings, as Rocky View County does not assess a business tax and has a significantly lower mill rate than the City of Calgary.

With ±282,000 square feet on 15.3 acres and an attractive two-building campus, Symmetry Industrial offers flexible solutions to meet your needs. The project is conveniently located near essential amenities in CrossIron Mills shopping centre, North Calgary and Airdrie, and the industrial park's advanced infrastructure and innovative environmental features make it a unique opportunity for both warehouse and distribution facilities. Make Symmetry your future industrial home.

# SYMMETRY INDUSTRIAL

11 High Plains Trail, Rocky View County, Alberta

TOTAL

BUILDING A  
±141,012 sq. ft.

BUILDING B  
±141,012 sq. ft.

Option to combine into single building for ±282,024 sq. ft.

OCCUPANCY

Fall 2026

HIGHLIGHTS

- Strategically located 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.

BUILDING DESIGN FEATURES

- 105 vehicle parking stalls (9' x 20') per building
- 36 trailer parking stalls (55' x 15') per building
- 23 dock doors & 2 drive-in doors per building
- 55' x 40' typical bay size
- 36' clear ceiling height
- ESFR sprinkler system
- 2,000 amp, 347/600V electrical service to the building

RATES

Market

OPERATING COSTS AND TAXES

\$3.61 budgeted for 2026

LOCATION & ACCESS ROUTES



# SYMMETRY INDUSTRIAL - SITE PLAN



- 105 vehicle parking stalls (9' x 20') per building
- 36 trailer parking stalls (55' x 15') per building
- 23 dock doors & 2 drive-in doors per building
- 55' x 40' typical bay size
- 36' clear ceiling height
- ESFR sprinkler system
- 2,000 amp. 347/600 V electrical service to the building
- 15.28 acres total site area

