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**For Lease**
StoneGate Industrial, Building D
#120 – 11810 Barlow Trail NE

**STONEGATE** · INDUSTRIAL ·

## Unique industrial opportunity available in northeast Calgary

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, Trans-Canada Highway, and Stoney Trail

Ability to accommodate all tenant sizes

## Leasing Contacts

**BRENDAN DAVIES** Associate
VP, Industrial - Alberta
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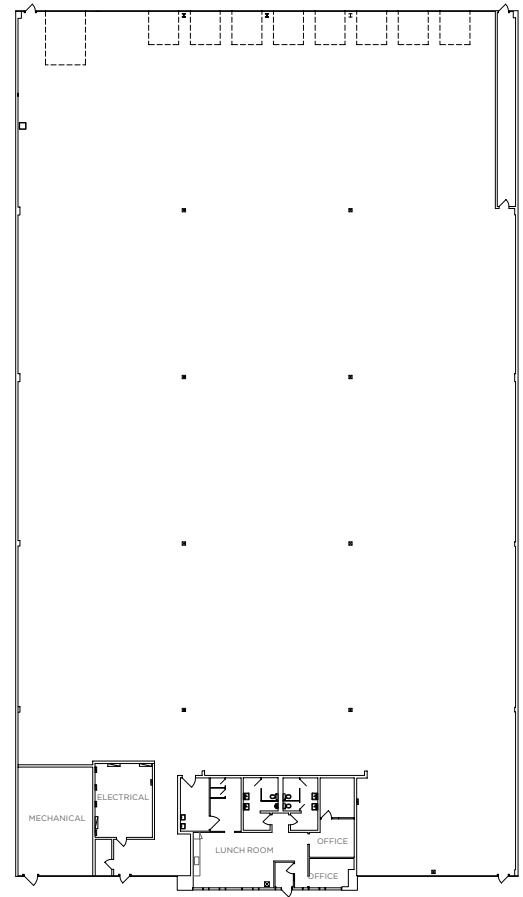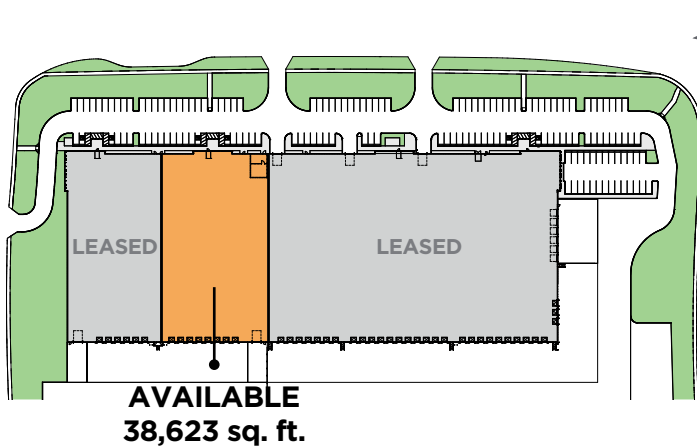**E-mail:** bdavies@oneproperties.com

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updated 2025-02-25

**AVAILABLE**
**38,623 sq. ft.**

LEASED

LEASED

## Details

| | |
|---|---|
| Municipal Address | #120 – 11810 Barlow Trail NE |
| Area Available | +/- 38,623 SQ. FT. |
| Office Area | +/- 1,700 SQ. FT. |
| Warehouse Area | +/- 36,923 SQ. FT. |
| Zoning | Industrial General (I-G) |
| Availability | Immediate |
| Clear Height | 32 FT. |
| Power | 1,200 A, 600 V |
| Column Grid | 55' x 40' |
| Lighting | Motion Sensored LED |
| Sprinklers | ESFR |

| | |
|---|---|
| Loading | 8 (9' x 10') dock doors, 1 (12' x 14') drive-in door |
| Lease Rate | Market |
| Operating Costs/ Taxes | $6.78/SQ. FT. (2025 Estimate) |
| Additional Features | **Trailer parking available,** LEED Silver certified |

MECHANICAL

ELECTRICAL

LUNCH ROOM

OFFICE

OFFICE

STONEHILL DR NE

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