



For Lease

StoneGate Industrial 5B3
11600 Stonehill Drive NE, Calgary



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



Targeting LEED Silver certification

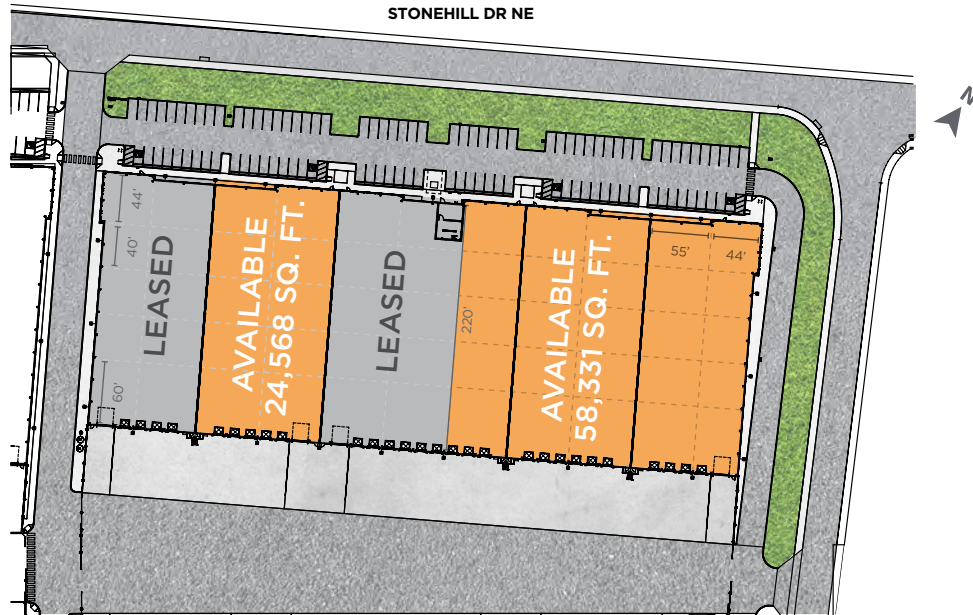
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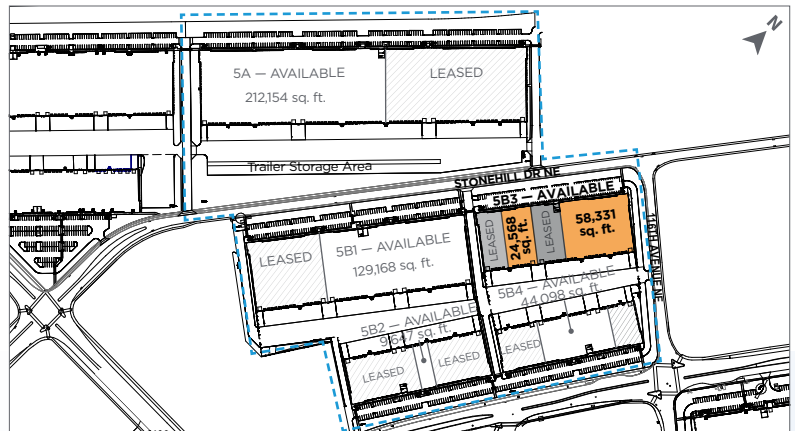
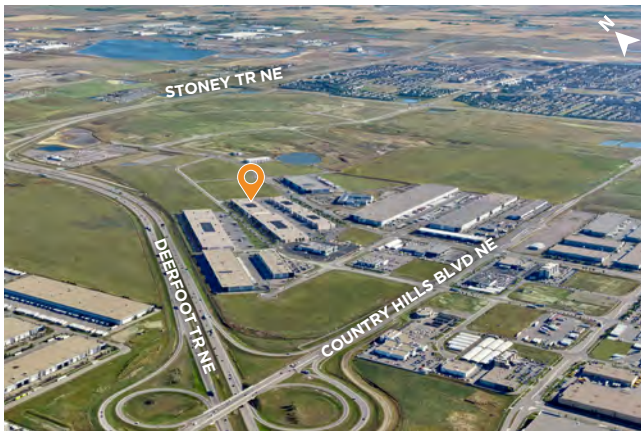
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Details

Municipal Address	11600 Stonehill Drive NE, Calgary	Clear Height	32 FT.
Area Available	+/- 24,200 SQ.FT. to 104,272 SQ.FT.	Standard Column Grid	55' x 40'
Minimum Tenant Size	+/- 24,200 SQ. FT.	Lighting	Motion Sensor LED
Power	2000 A, 600 V (full building)	Sprinklers	ESFR
Zoning	Industrial General (I-G)	Lease Rate	Market
Availability	Immediate	Operating Costs/Taxes	\$4.90/SQ. FT. (2024 Estimate)
Loading	18 (8' x 10') dock doors, 2 (12' x 14') drive-in doors	Additional Features	Targeting LEED Silver certification, Fully fenced/secured truck court, Fiber-optic services to site
Staff Parking	104 Stalls		



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