



**For Lease**

StoneGate Industrial, Building D  
#120 - 11810 Barlow Trail NE



## 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

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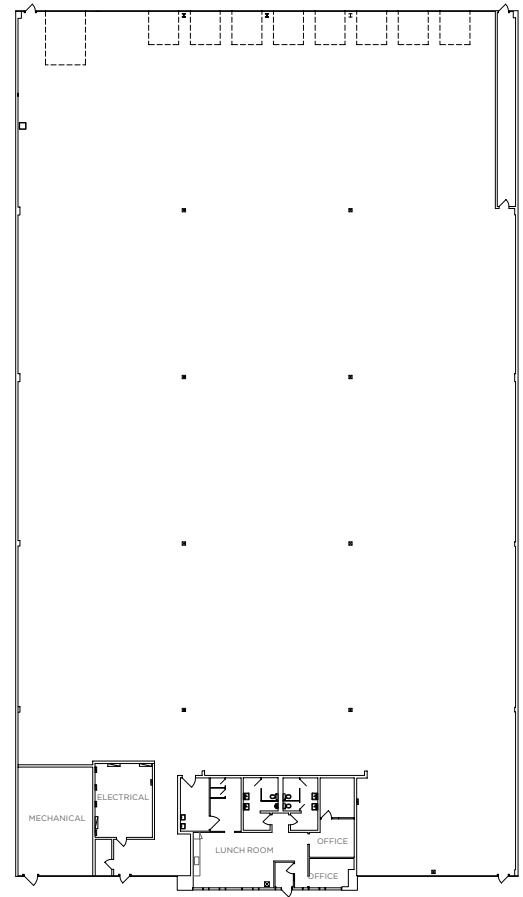
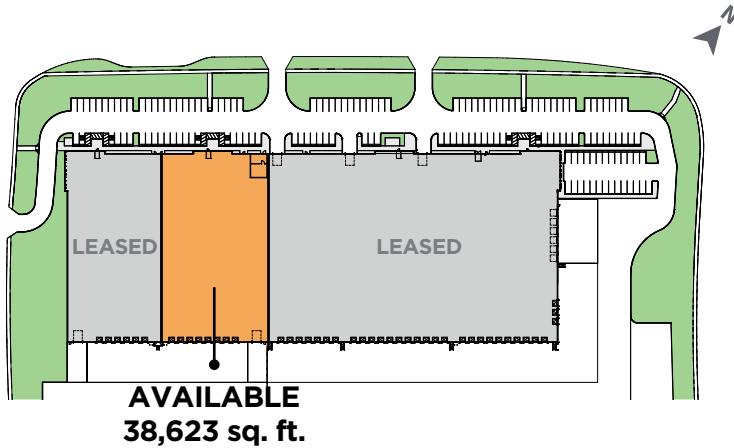
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**oneproperties.com**

updated 2024-06-28

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### 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	September 1, 2024
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	\$5.44/SQ. FT. (2024 Estimate)
Additional Features	Trailer parking available, LEED Silver Certified



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