

STONEGATE INDUSTRIAL 5A

11575 STONEHILL DRIVE NE
CALGARY ALBERTA



FOR LEASE

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, Stoney Trail, and Trans-Canada Highway

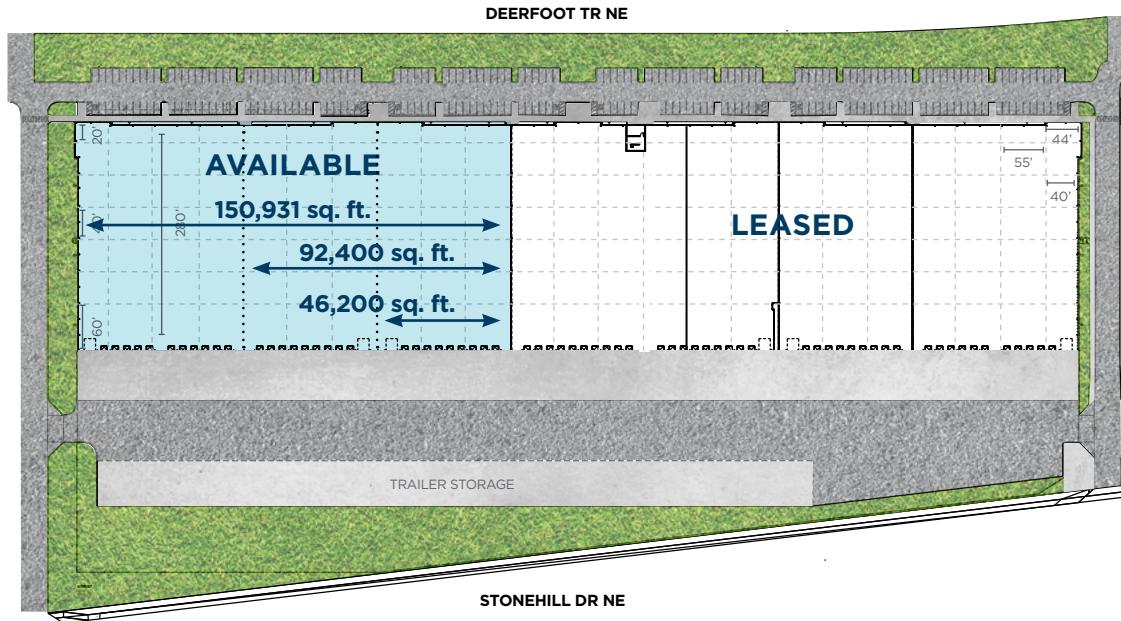


Ability to accommodate all tenant sizes



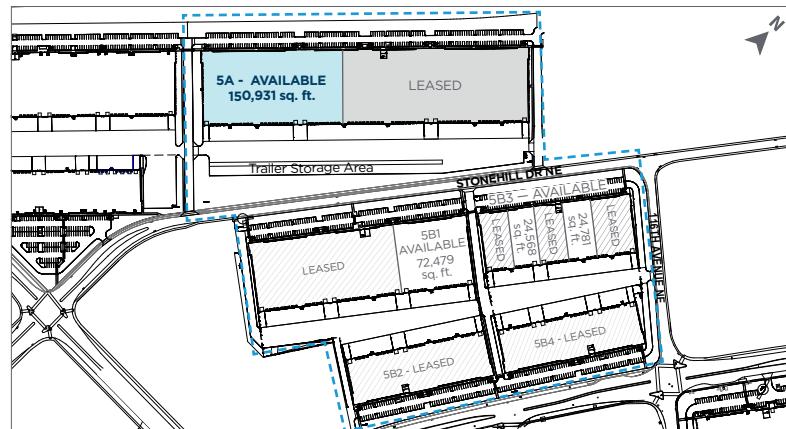
LEED Silver Certified

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• Municipal Address	11575 Stonehill Drive NE, Calgary
• Area Available	+/- 46,200 sq ft to 150,931 sq ft
• Min Tenant Size	+/- 46,200 sq ft
• Power	3,000 A, 600 V (Full Building)
• Zoning	Industrial General (I-G)
• Availability	Immediate
• Loading	29 (9'x10') dock doors 3 (14'x16') drive-in doors
• Staff Parking	230 Stalls
• Trailer Parking	73 Stalls

• Clear Height	40'
• Standard Column Grid	55' x 40'
• Lighting	Motion Sensor LED
• Sprinklers	ESFR
• Lease Rate	Market
• Op Costs/Taxes	\$5.14/sqft (2026 Estimate)
• Green Certification	LEED Silver
• Additional Features	Fully fenced/secured truck court, Trailer parking and Fiber-optic services to site



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