

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



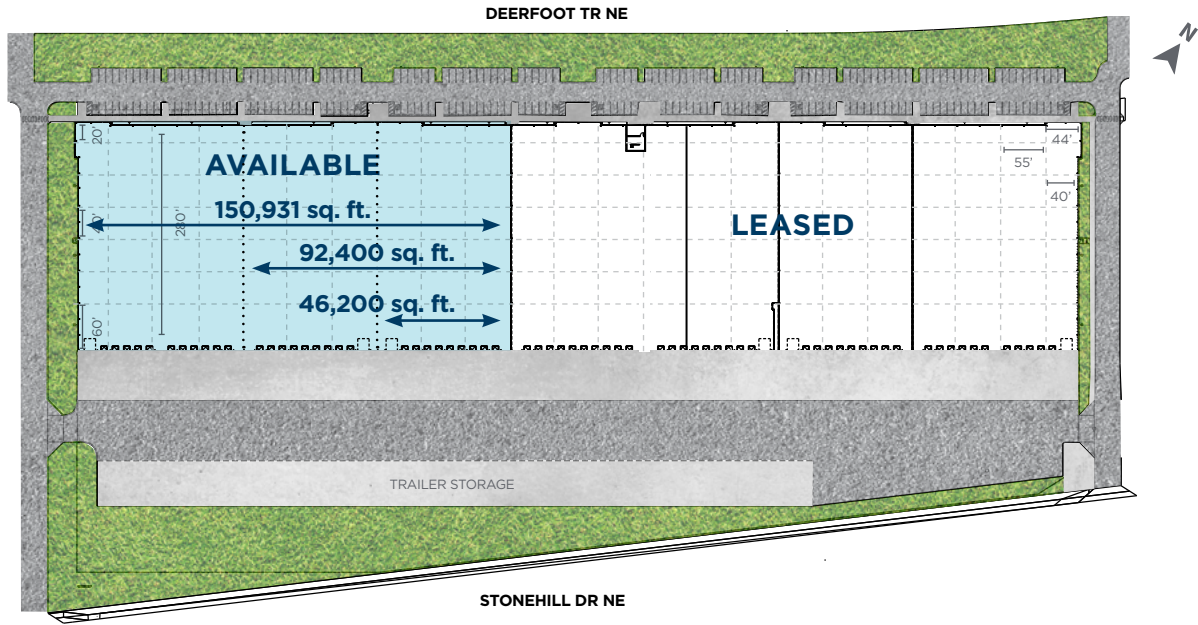
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



Ability to accommodate all tenant sizes

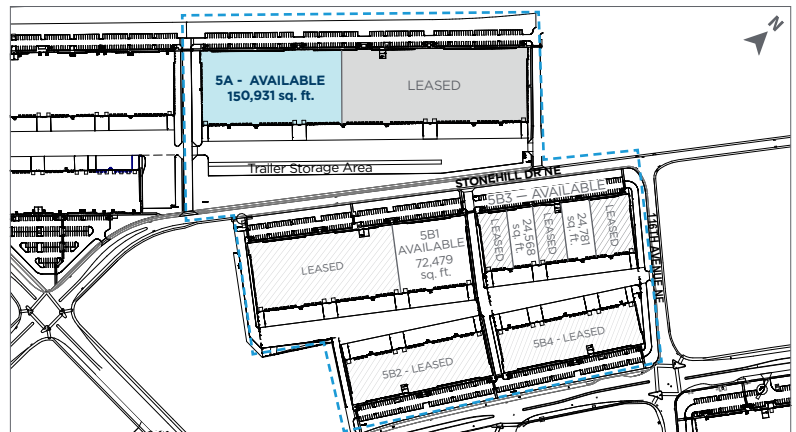


LEED Silver Certified



- **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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