

STONEGATE INDUSTRIAL 5B3

11600 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



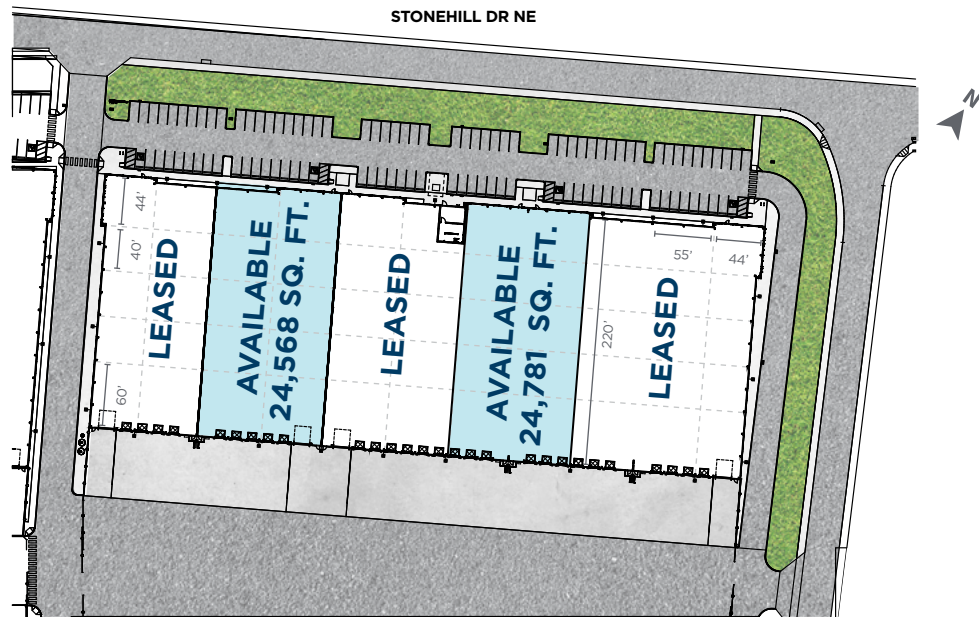
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



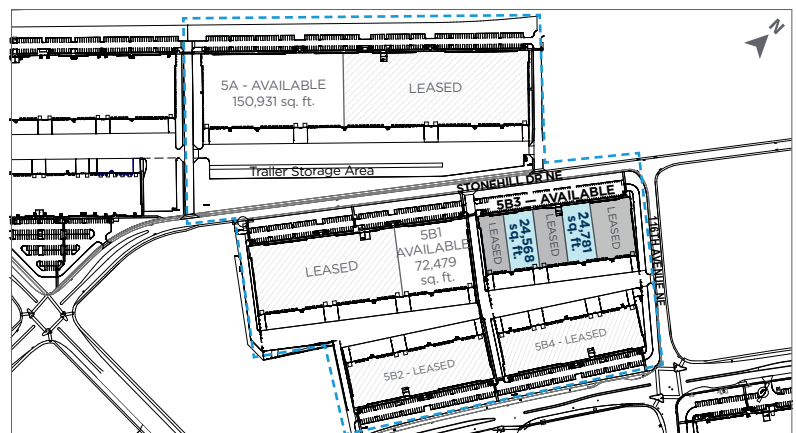
Ability to accommodate all tenant sizes



Targeting LEED Silver certification



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| • Municipal Address | 11600 Stonehill Drive NE, Calgary | • Clear Height | 32' |
| • Area Available | +/- 24,568 sq ft to 49,349 sq ft | • Standard Column Grid | 55' x 40' |
| • Min Tenant Size | +/- 24,568 sq ft | • Lighting | Motion Sensor LED |
| • Power | 2,000 A, 600 V (Full Building) | • Sprinklers | ESFR |
| • Zoning | Industrial General (I-G) | • Lease Rate | Market |
| • Availability | Immediate | • Op Costs/Taxes | \$5.13/sqft (2025 Estimate) |
| • Loading | 11 (9'x10') dock doors
1 (14'x16') 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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