

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



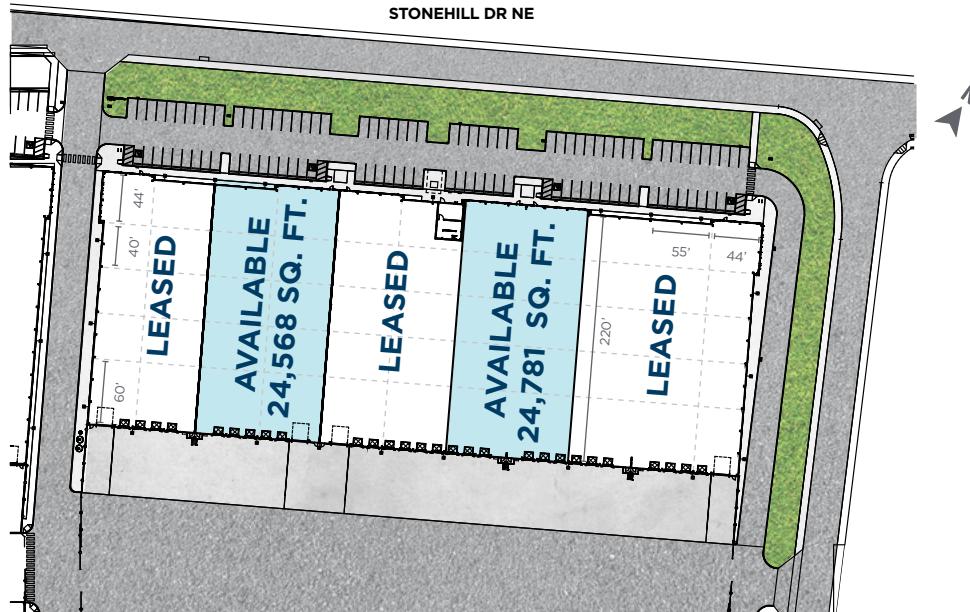
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



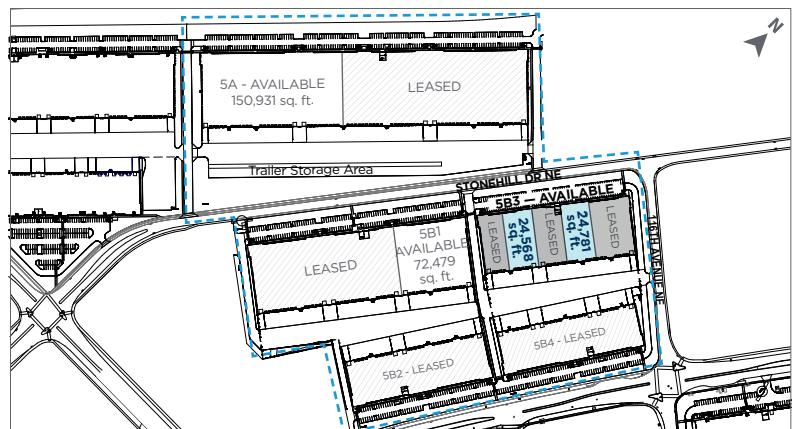
Ability to accommodate all tenant sizes



Targeting LEED Silver certification



• 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	\$5.08/sqft (2026 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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