

STONEGATE INDUSTRIAL 5B3

UNIT 170 - 11600 STONEHILL DRIVE NE
CALGARY ALBERTA



24,781 SF

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



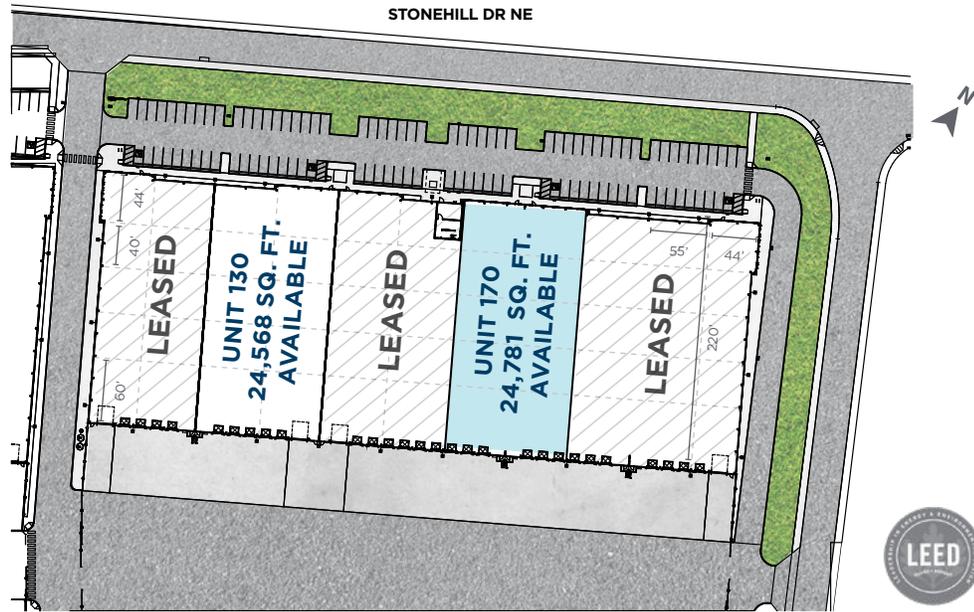
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



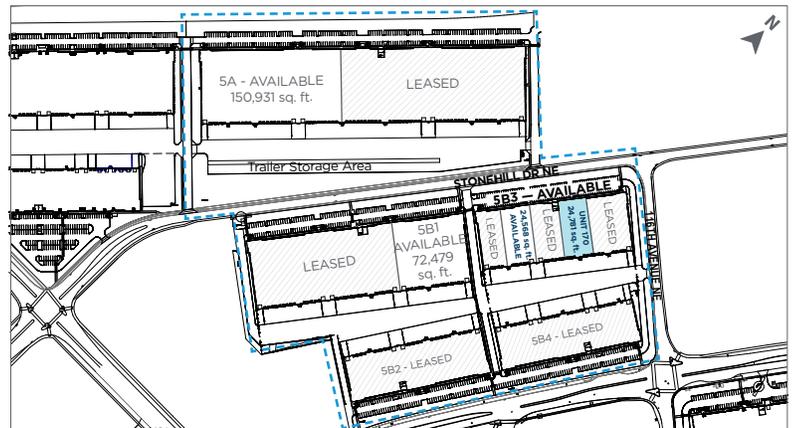
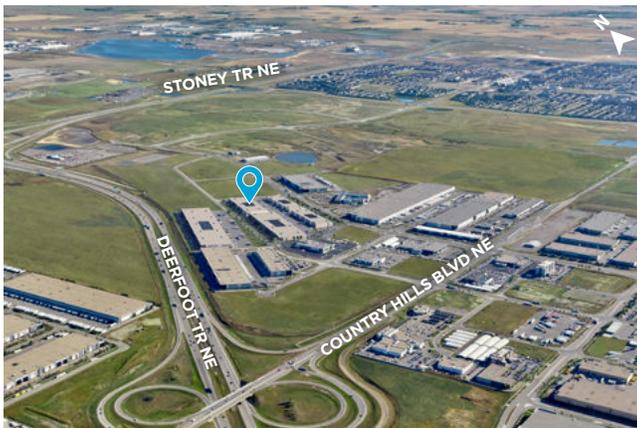
Ability to accommodate all tenant sizes



Targeting LEED Silver certification



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|----------------------------|-------------------------------------|-------------------------------|--|
| • Municipal Address | Unit 170 - 11600 Stonehill Drive NE | • Standard Column Grid | 55' x 40' |
| • Area Available | +/- 24,781 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 | 6 (9'x10') dock doors | • Additional Features | Targeting LEED Silver certification,
Fully fenced/secured truck court,
Fiber-optic services to site
*Build-to-Suit office opportunity |
| • Staff Parking | 104 Stalls (entire building) | | |
| • Clear Height | 32' | | |





The information contained herein was obtained from sources we deem reliable and, while believed to be correct, has not been independently verified. Hopewell Real Estate Services LP assumes no responsibility or liability for any errors or omissions.



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