

STONEGATE INDUSTRIAL BUILDING 6A

UNIT 230 - 10 STONEHILL PLACE NE
CALGARY ALBERTA



26,379 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



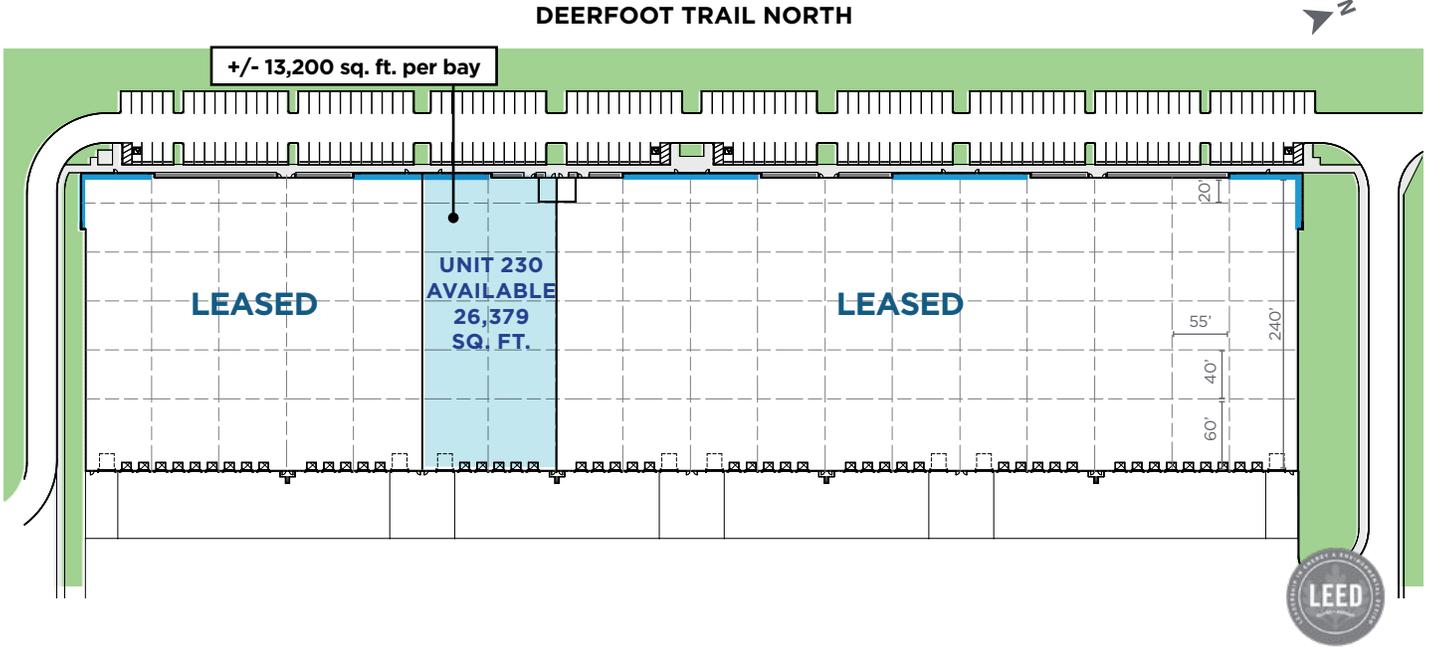
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



Ability to accommodate all tenant sizes



LEED Silver Certified

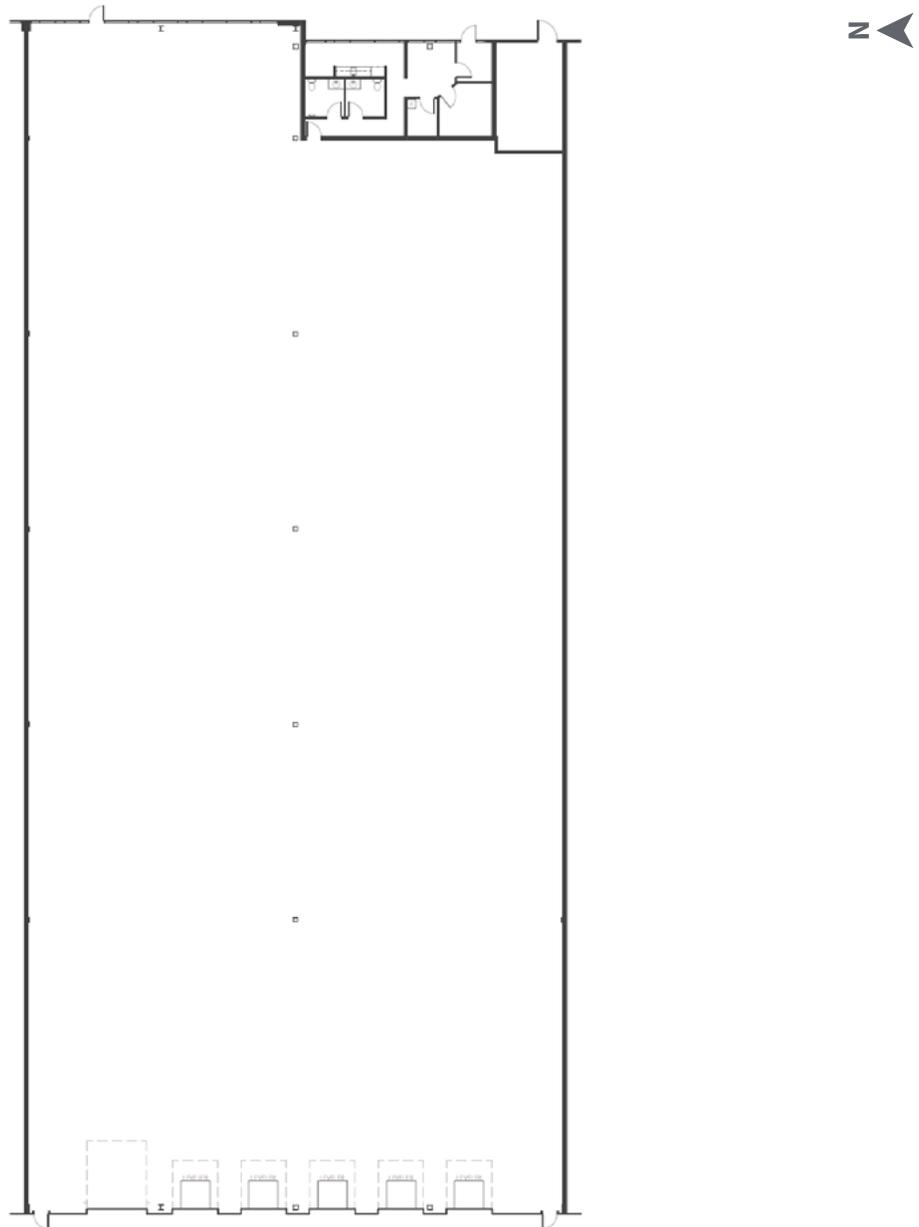


- **Municipal Address** Unit 230 - 10 Stonehill Place NE
- **Area Available** +/- 26,379 sq ft
- **Office Area** +/- 781 sq ft
- **Power** 200 A, 600 V
- **Zoning** Industrial General (I-G)
- **Availability** Immediate
- **Clear Height** 32'
- **Lighting** Motion Sensor LED
- **Standard Column Grid** 55' x 40'
- **Loading** 5 (9'x10') dock doors
1 (12' x 14') drive-in
- **Sprinklers** ESFR
- **Lease Rate** Market
- **Op Costs/Taxes** \$6.99/sqft (2026 Estimate)
- **Additional Features** Close proximity to significant amenities & transportation
Excellent exposure to Deerfoot Tr. /QEII
LEED Silver Certified





FLOOR PLAN | BUILDING 6A | UNIT 230 | 26,379 SQ FT



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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