

STONEGATE INDUSTRIAL BUILDING B

UNIT #40 - 11550 BARLOW TRAIL NE
CALGARY ALBERTA



118,880 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



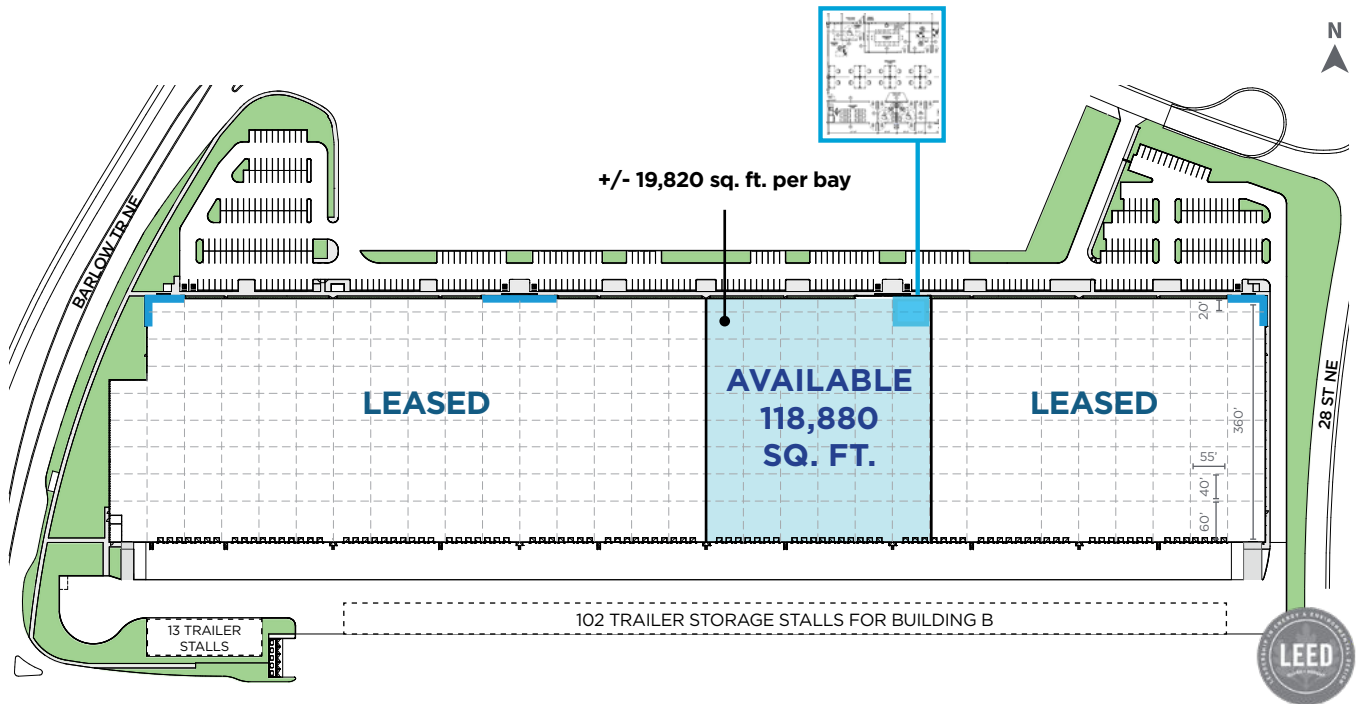
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



Ability to accommodate all tenant sizes



LEED Silver Certified



- **Municipal Address** Unit 40 - 11550 Barlow Trail NE
- **Area Available** +/- 118,880 sq ft
- **Office Area** +/- 2,400 sq ft (new show suite*)
- **Power** 400 A, 600 V
- **Zoning** Industrial General (I-G)
- **Availability** Immediate
- **Clear Height** 36'
- **Lighting** Motion Sensor LED
- **Standard Column Grid** 55' x 40'
- **Loading** 20 (9'x10') dock doors
- **Sprinklers** ESFR
- **Lease Rate** Market
- **Op Costs/Taxes** \$4.65/sqft (2026 Estimate)
- **Additional Features** LEED Silver Certified
24 Trailer parking stalls available
***New 2,400 sq ft show suite now complete**





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