

# STONEGATE INDUSTRIAL BUILDING B

#40 - 11550 BARLOW TRAIL 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



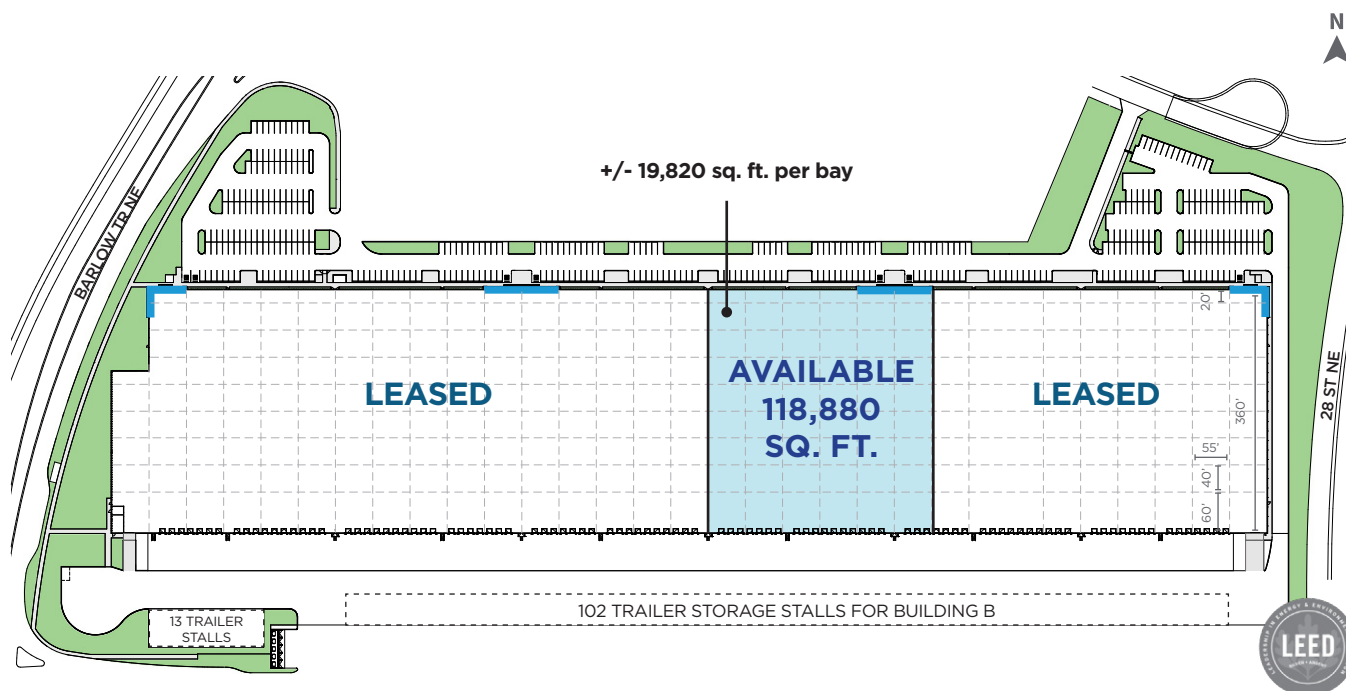
LEED Silver Certified



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• <b>Municipal Address</b>	#40 - 11550 Barlow Trail NE	• <b>Standard Column Grid</b>	55' x 40'
• <b>Area Available</b>	+/- 118,880 sq ft (office build-to-suit)	• <b>Lighting</b>	Motion Sensor LED
• <b>Power</b>	400 A, 600 V	• <b>Loading</b>	20 (9'x10') dock doors
• <b>Zoning</b>	Industrial General (I-G)	• <b>Sprinklers</b>	ESFR
• <b>Availability</b>	Immediate	• <b>Lease Rate</b>	Market
• <b>Clear Height</b>	36'	• <b>Op Costs/Taxes</b>	\$4.62/sqft (2025 Estimate)
		• <b>Additional Features</b>	Trailer parking available, LEED Silver Certified







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