

# STONEGATE INDUSTRIAL BUILDING D

#120 - 11810 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



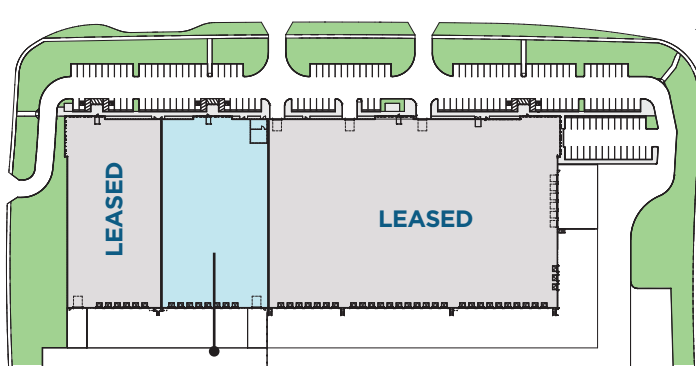
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



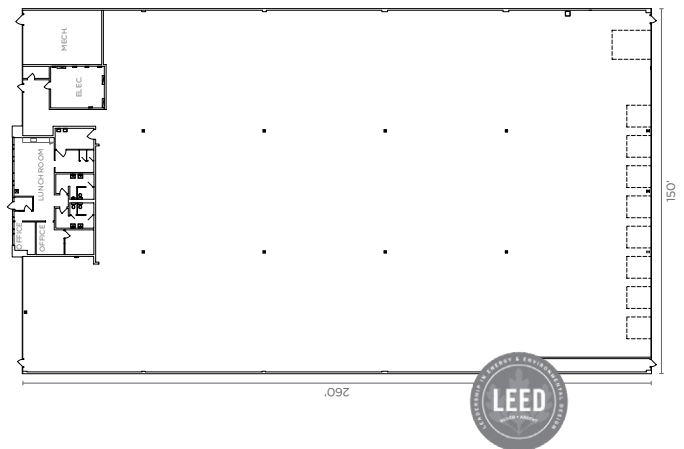
Ability to accommodate all tenant sizes



LEED Silver Certified



**AVAILABLE  
38,623 SQ. FT.**



- **Municipal Address** #120 - 11810 Barlow Trail NE
- **Area Available** +/- 38,623 sq ft
- **Office Area** +/- 1,700 sq ft
- **Warehouse Area** +/- 36,923 sq ft
- **Power** 1,200 A, 600 V
- **Zoning** Industrial General (I-G)
- **Availability** Immediate
- **Clear Height** 32'

- **Standard Column Grid** 50' x 50'
- **Lighting** Motion Sensor LED
- **Loading** 8 (9'x10') dock doors  
1 (12'x14')
- **Sprinklers** ESFR
- **Lease Rate** Market
- **Op Costs/Taxes** \$6.78/sqft (2025 Estimate)
- **Additional Features** Trailer parking available,  
LEED Silver Certified





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