

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



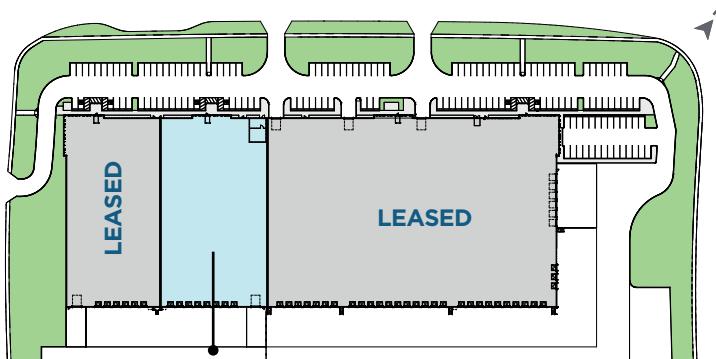
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



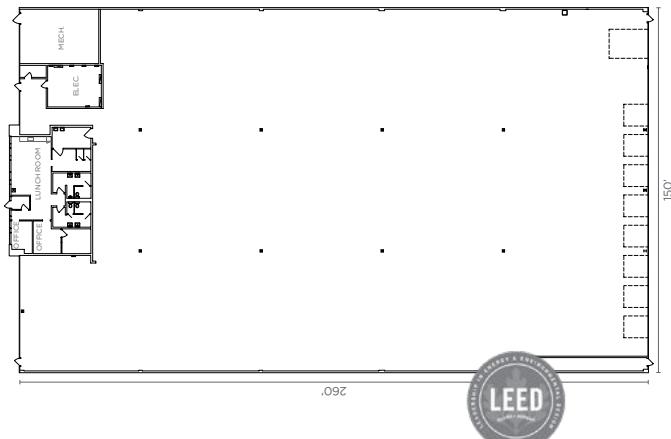
Ability to accommodate all tenant sizes



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	\$6.94/sqft (2026 Estimate)
Additional Features	Trailer parking available, LEED Silver Certified



FOR LEASE | STONEGATE INDUSTRIAL BUILDING D #120 - 11810 BARLOW TRAIL NE, CALGARY AB



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.