

STONEGATE INDUSTRIAL BUILDING B

UNIT #40 - 11550 BARLOW TRAIL NE
CALGARY ALBERTA



**TENANT INCENTIVE
\$250,000
MOVING
ALLOWANCE***

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



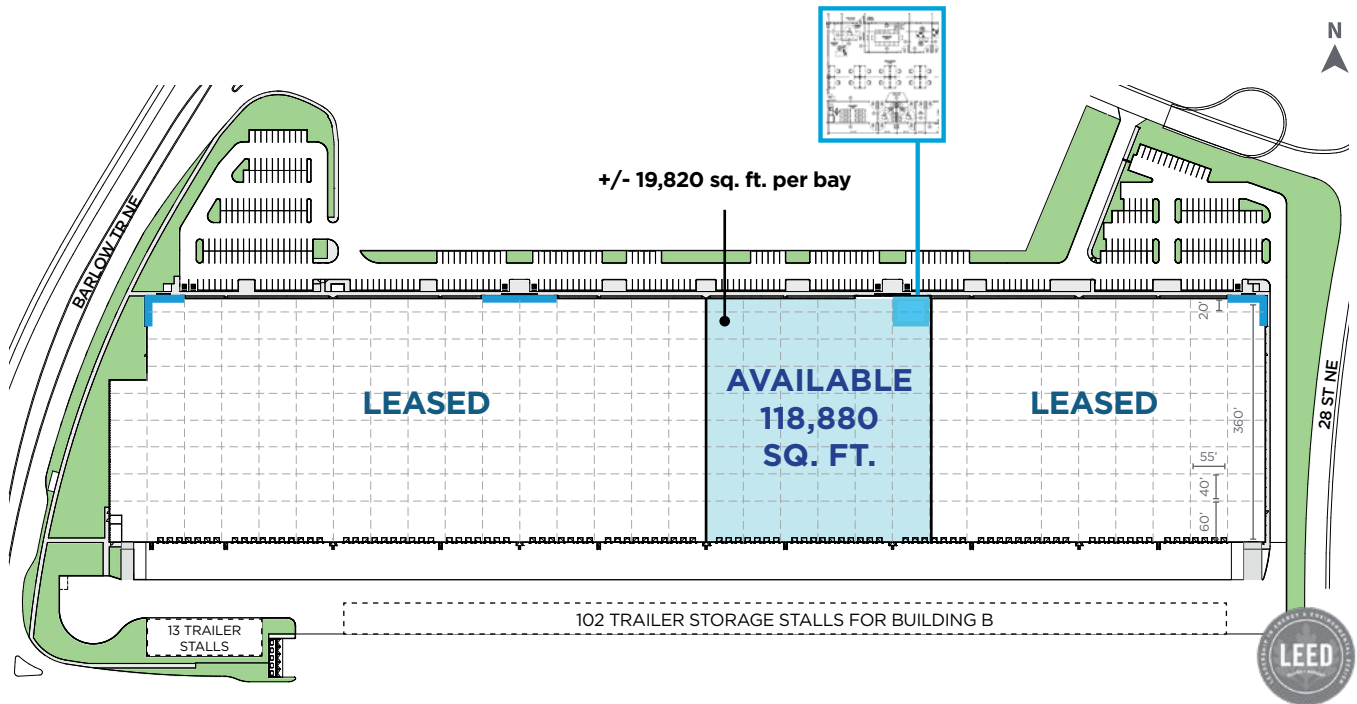
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



Ability to accommodate all tenant sizes



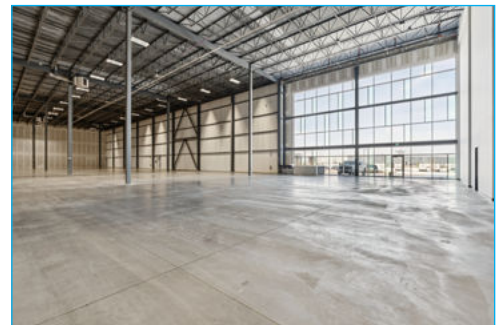
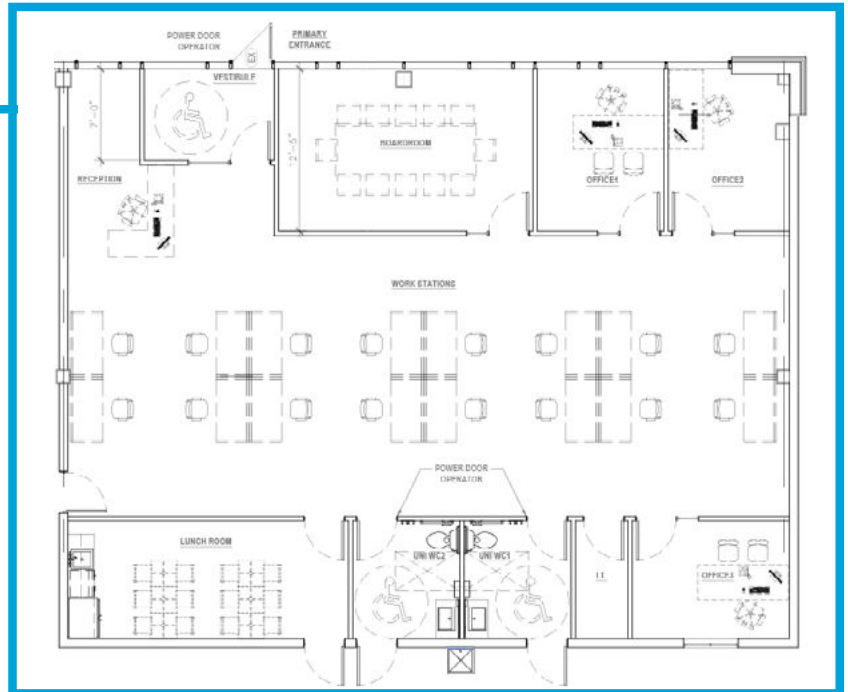
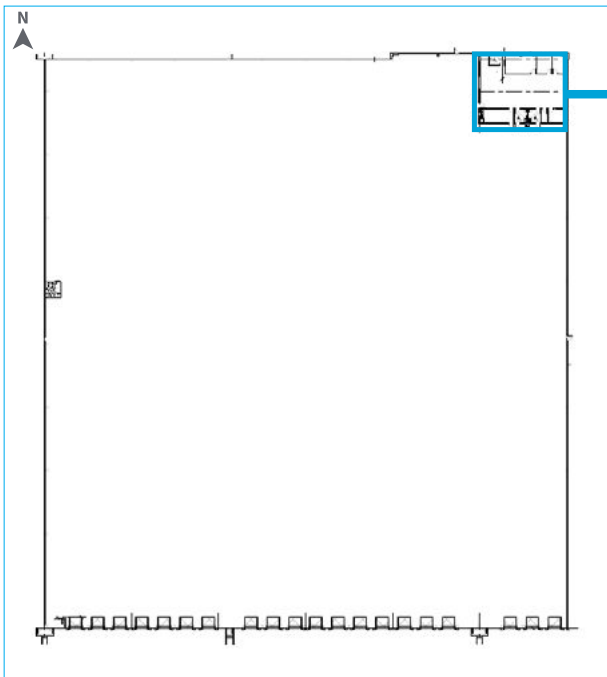
LEED Silver Certified



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



NEW SHOW SUITE | +/- 2,400 SF OFFICE





TENANT LEASING INCENTIVE | \$250,000 MOVING ALLOWANCE*

***Call Brendan Davies for details**

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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