

STONEGATE INDUSTRIAL 5B3

UNIT 130 - 11600 STONEHILL DRIVE NE
CALGARY ALBERTA



24,568 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



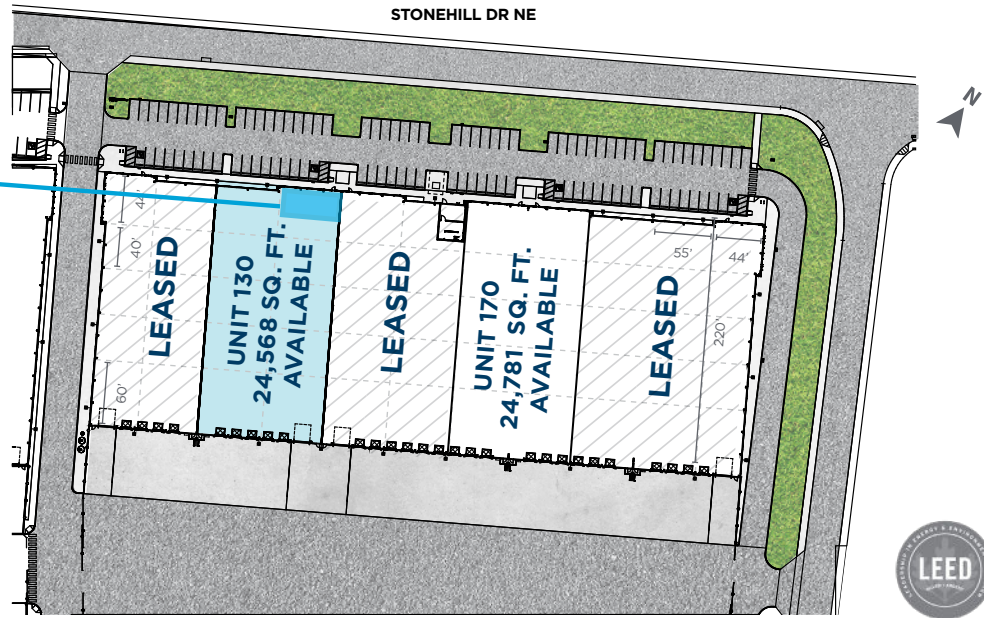
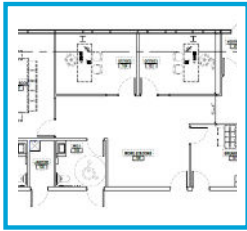
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



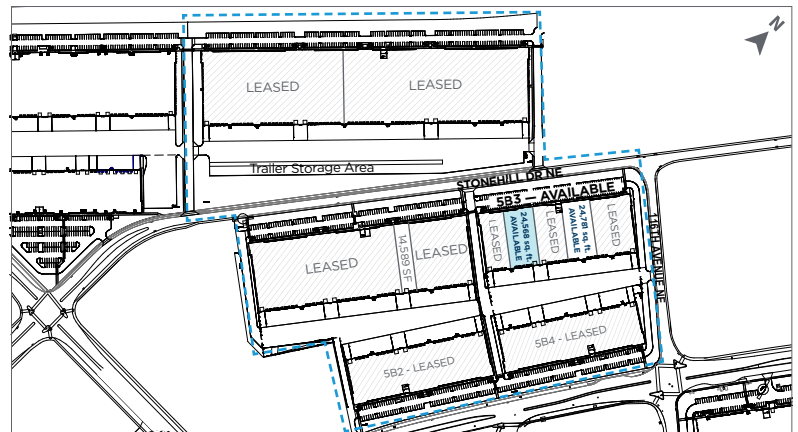
Ability to accommodate all tenant sizes



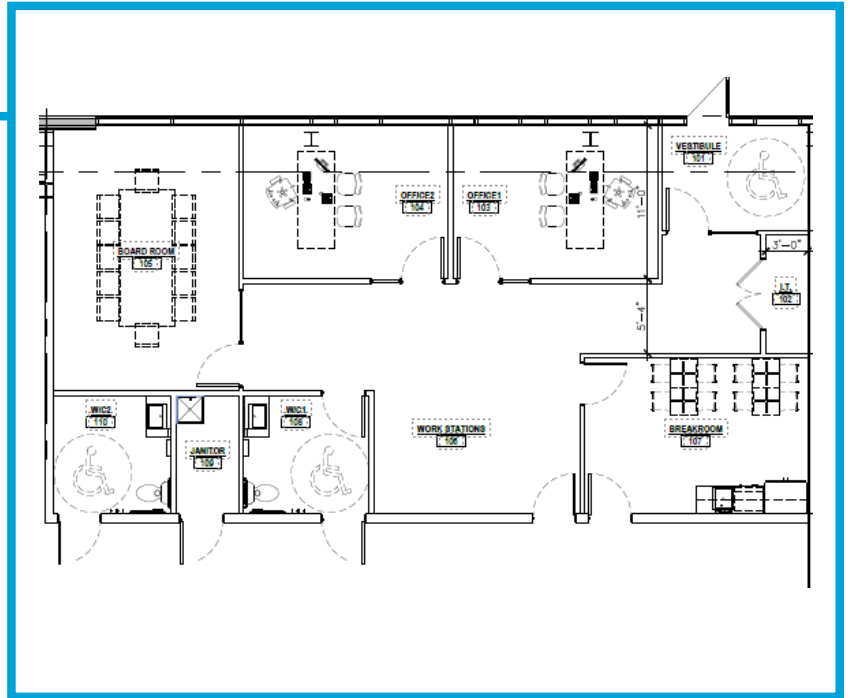
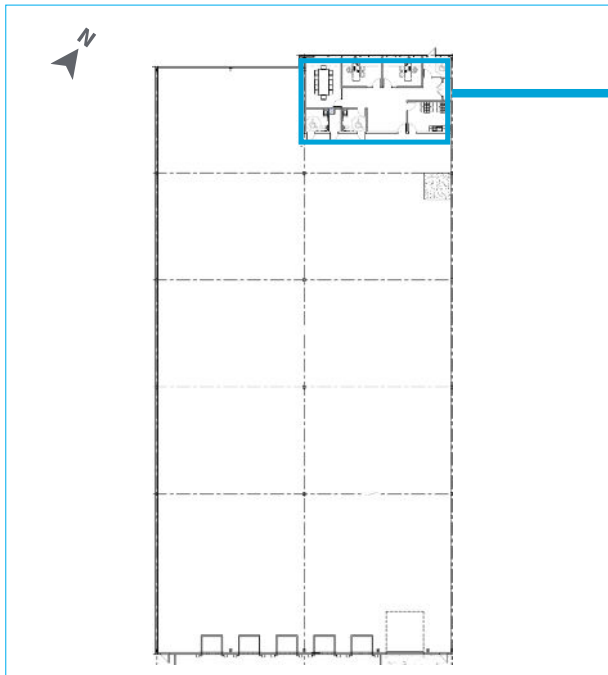
Targeting LEED Silver certification



• Municipal Address	Unit 130 - 11600 Stonehill Drive NE	• Standard Column Grid	55' x 40'
• Area Available	+/- 24,568 sq ft	• Lighting	Motion Sensor LED
• Office Area	+/- 1,500 sq ft	• Sprinklers	ESFR
• Power	200 A, 600 V	• Lease Rate	Market
• Zoning	Industrial General (I-G)	• Op Costs/Taxes	\$5.08/sqft (2026 Estimate)
• Availability	Immediate	• Additional Features	Targeting LEED Silver certification, Fully fenced/secured truck court, Fiber-optic services to site
• Loading	5 (9'x10') dock doors 1 (14'x16') drive-in door		
• Staff Parking	104 Stalls (entire building)		
• Clear Height	32'		



SHOW SUITE UNDER CONSTRUCTION | +/- 1,500 SF OFFICE





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