

# 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



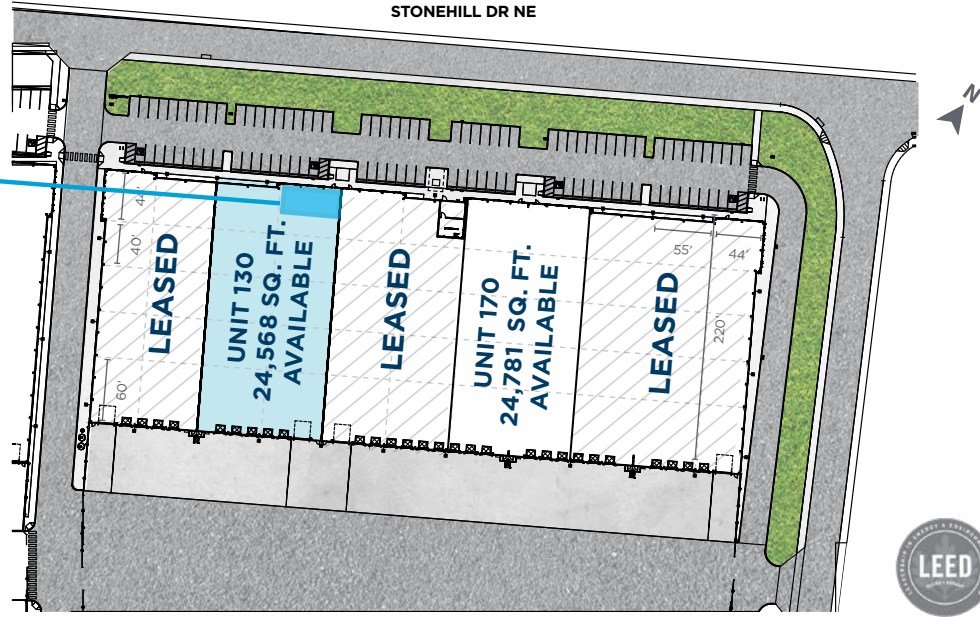
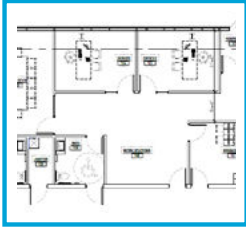
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



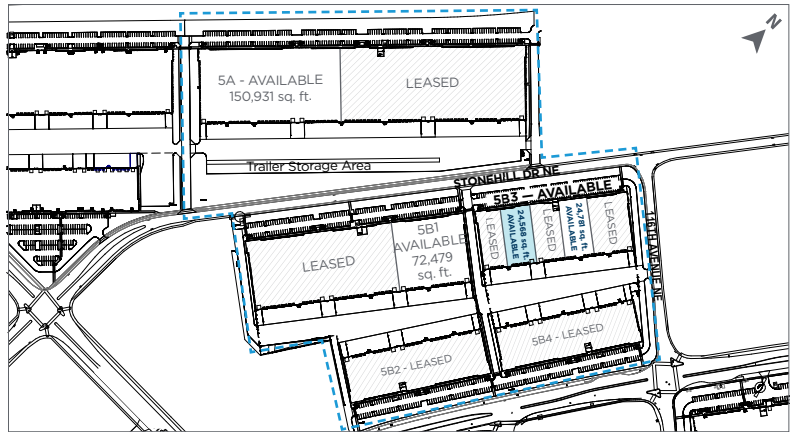
Ability to accommodate all tenant sizes



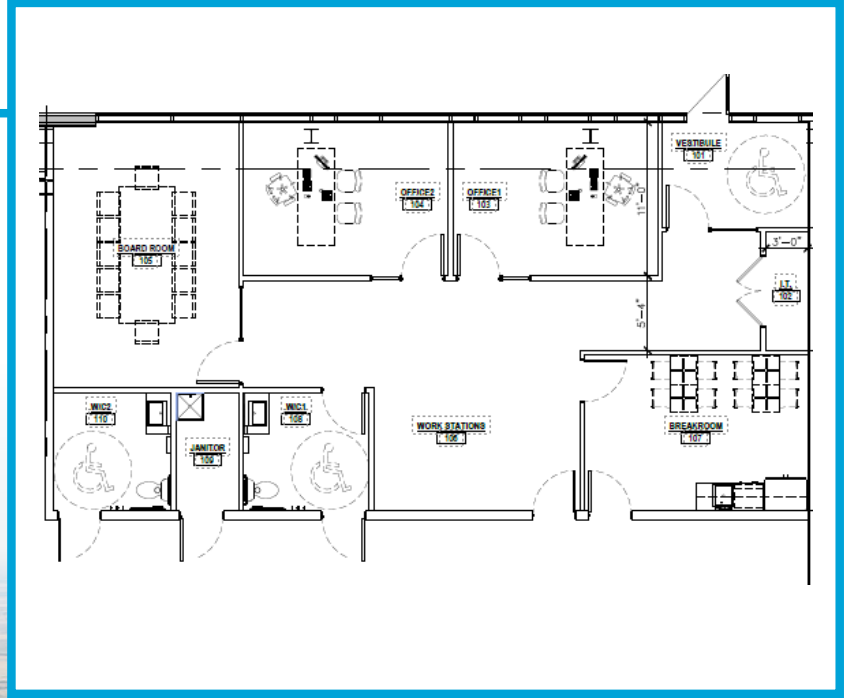
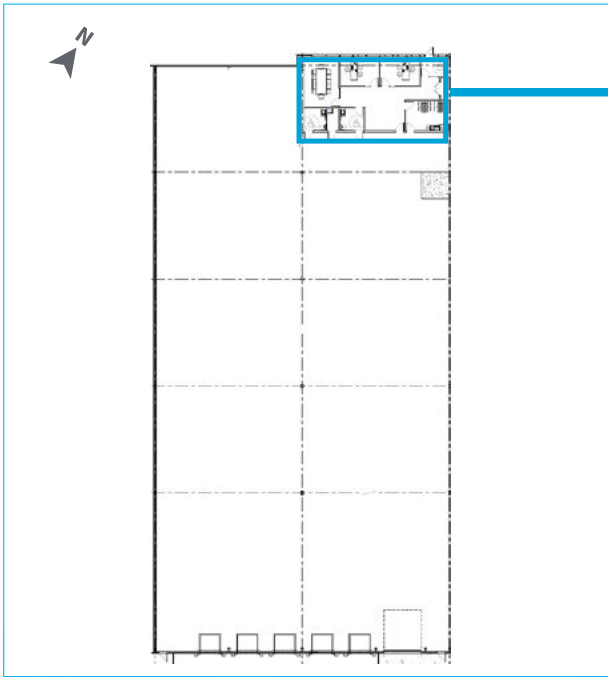
Targeting LEED Silver certification



<ul style="list-style-type: none"> <li>• <b>Municipal Address</b> Unit 130 - 11600 Stonehill Drive NE</li> <li>• <b>Area Available</b> +/- 24,568 sq ft</li> <li>• <b>Office Area</b> +/- 1,500 sq ft (show suite*)</li> <li>• <b>Power</b> 2,000 A, 600 V (full building)</li> <li>• <b>Zoning</b> Industrial General (I-G)</li> <li>• <b>Availability</b> Immediate</li> <li>• <b>Loading</b> 5 (9'x10') dock doors 1 (14'x16') drive-in door</li> <li>• <b>Staff Parking</b> 104 Stalls (entire building)</li> <li>• <b>Clear Height</b> 32'</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Standard Column Grid</b> 55' x 40'</li> <li>• <b>Lighting</b> Motion Sensor LED</li> <li>• <b>Sprinklers</b> ESFR</li> <li>• <b>Lease Rate</b> Market</li> <li>• <b>Op Costs/Taxes</b> \$5.08/sqft (2026 Estimate)</li> <li>• <b>Additional Features</b> Targeting LEED Silver certification, Fully fenced/secured truck court, Fiber-optic services to site *New 1,500 square foot show suite under construction to be completed by May 1, 2026.</li> </ul>
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**SHOW SUITE UNDER CONSTRUCTION | +/- 1,500 SF OFFICE**





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