

STONEGATE INDUSTRIAL 5A

11575 STONEHILL DRIVE 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

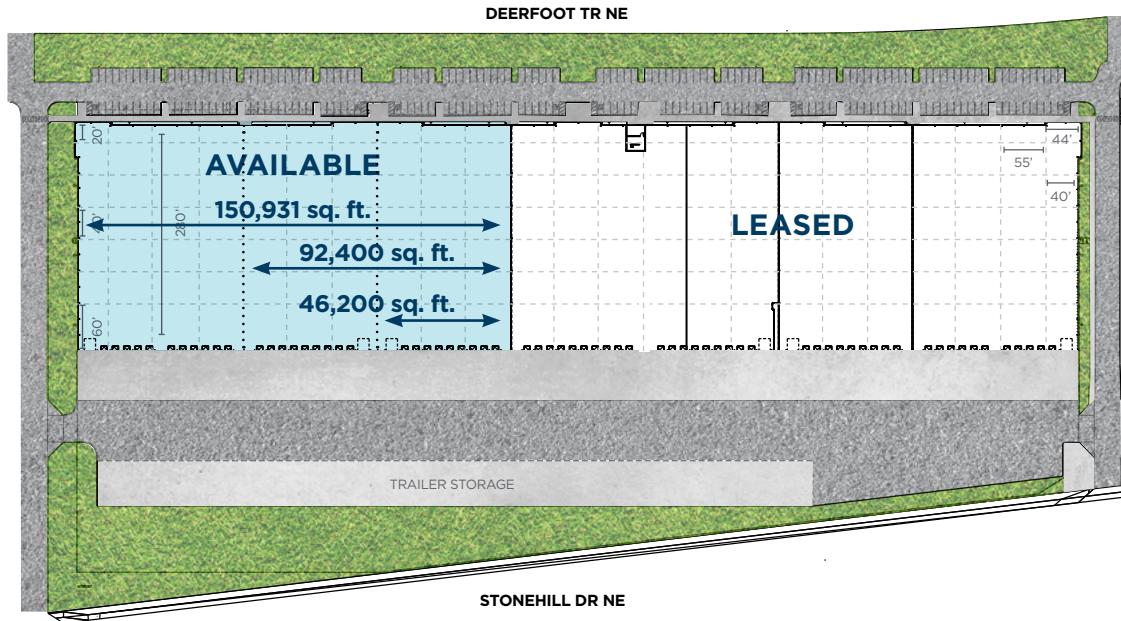


Ability to accommodate all tenant sizes

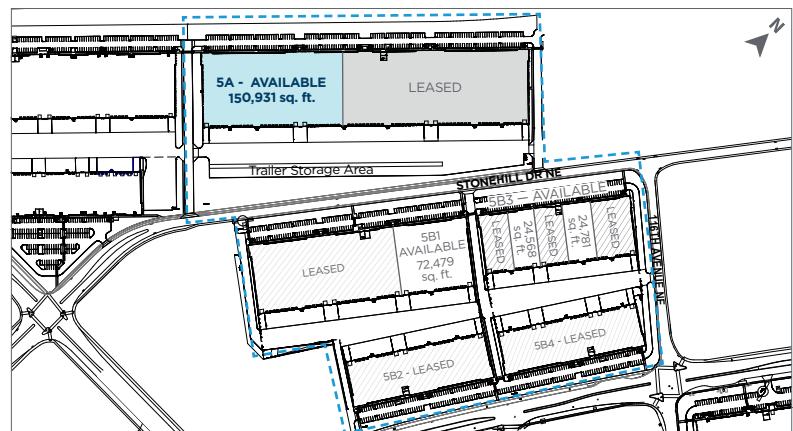


LEED Silver Certified

FOR LEASE | STONEGATE INDUSTRIAL 5A 11575 STONEHILL DRIVE NE, CALGARY AB



• Municipal Address	11575 Stonehill Drive NE, Calgary	• Clear Height	40'
• Area Available	+/- 46,200 sq ft to 150,931 sq ft	• Standard Column Grid	55' x 40'
• Min Tenant Size	+/- 46,200 sq ft	• Lighting	Motion Sensor LED
• Power	3,000 A, 600 V (Full Building)	• Sprinklers	ESFR
• Zoning	Industrial General (I-G)	• Lease Rate	Market
• Availability	Immediate	• Op Costs/Taxes	\$5.14/sqft (2025 Estimate)
• Loading	29 (9'x10') dock doors 3 (14'x16') drive-in doors	• Green Certification	LEED Silver
• Staff Parking	230 Stalls	• Additional Features	Fully fenced/secured truck court, Trailer parking and Fiber-optic services to site
• Trailer Parking	73 Stalls		



FOR LEASE | STONEGATE INDUSTRIAL 5A 11575 STONEHILL DRIVE 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.