

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



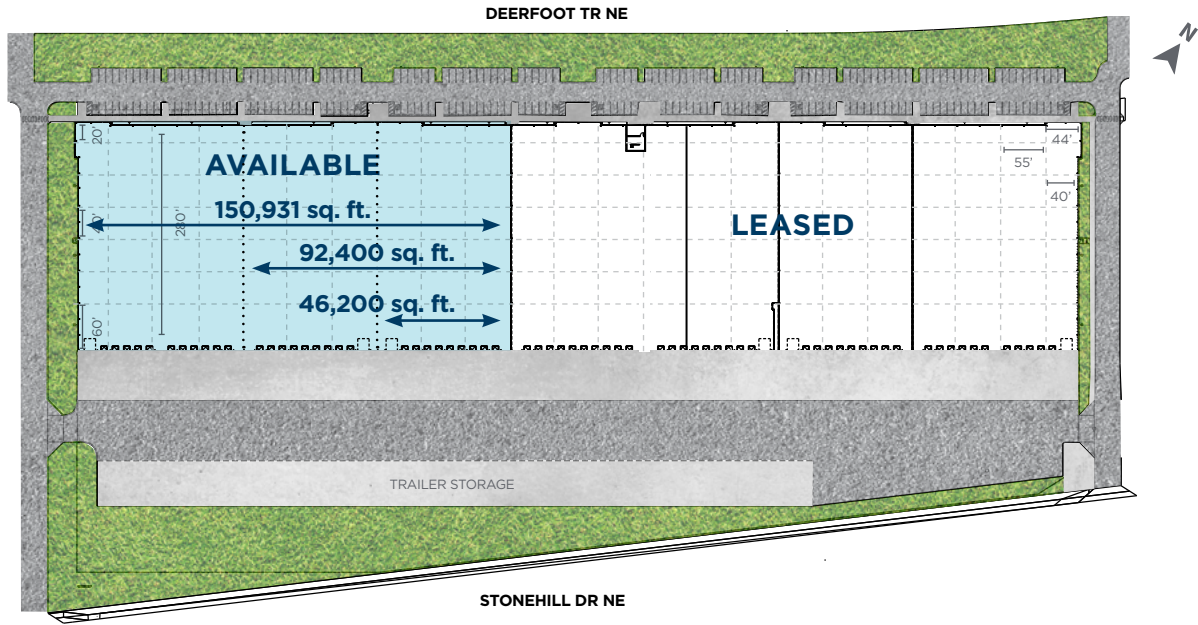
Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



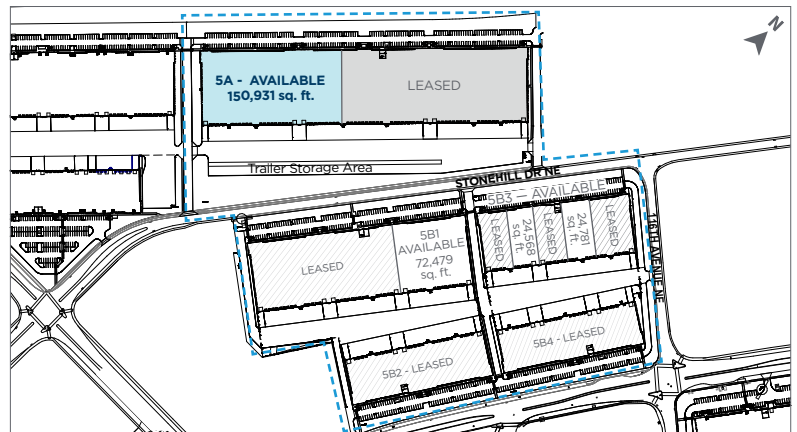
Ability to accommodate all tenant sizes



LEED Silver Certified



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| • 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 | | |





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