AIMCo

Crestpoint REAL ESTATE INVESTMENTS LTD.

one properties

STONEGATE INDUSTRIAL

Unique industrial opportunity available in northeast Calgary

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, Trans-Canada Highway, and Stoney Trail

Ability to accommodate all tenant sizes
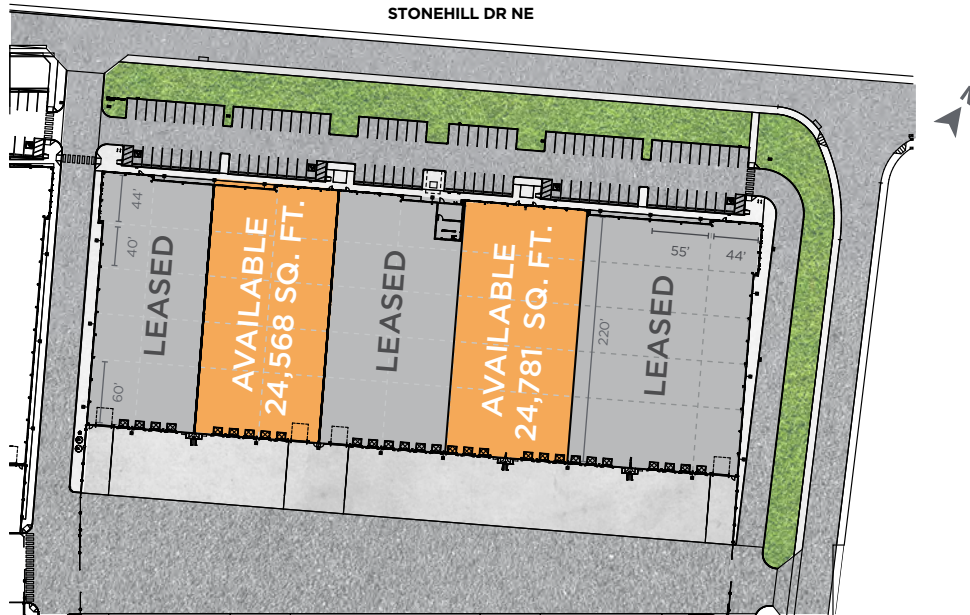
Targeting LEED Silver certification

Leasing Contacts

BRENDAN DAVIES Associate
VP, Industrial - Alberta
Desk: 403.234.3109   **Cell:** 403.618.8599
E-mail: bdavies@oneproperties.com

HOUSTON PETERSON Associate
Leasing Representative
Desk: 587.391.2201   **Cell:** 403.808.7932
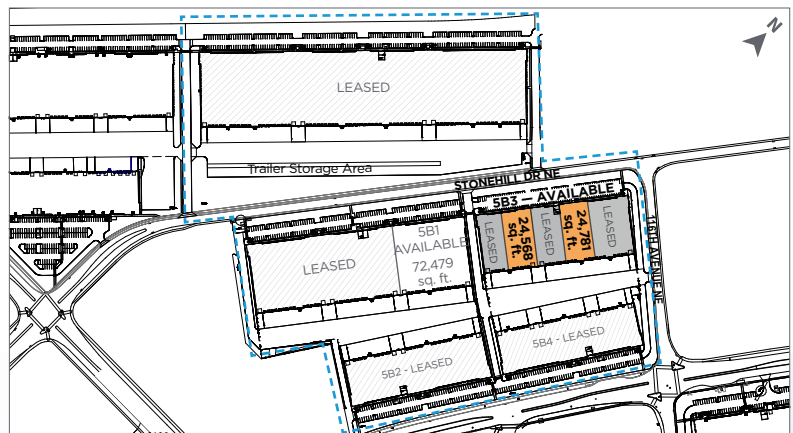**E-mail:** hpeterson@oneproperties.com

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updated 2025-01-20

Details

Municipal Address	11600 Stonehill Drive NE, Calgary	Clear Height	32 FT.
Area Available	+/- 24,568 SQ.FT. to 49,349 SQ.FT.	Standard Column Grid	55' x 40'
Minimum Tenant Size	+/- 24,568 SQ. FT.	Lighting	Motion Sensor LED
Power	2000 A, 600 V (full building)	Sprinklers	ESFR
Zoning	Industrial General (I-G)	Lease Rate	Market
Availability	Immediate	Operating Costs/Taxes	$4.90/SQ. FT. (2024 Estimate)
Loading	11 (8' x 10') dock doors, 1 (12' x 14') drive-in door	Additional Features	Targeting LEED Silver certification, Fully fenced/secured truck court, Fiber-optic services to site
Staff Parking	104 Stalls		

Learn more:
oneproperties.com/stonegate-industrial

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BUILDING D

BUILDING 5B-3

BUILDING 5B-4

BUILDING B

BUILDING A

BUILDING E

BUILDING 5A

BUILDING 5B-1

BUILDING 5B-2

BUILDING C

BARLOW TR NE

BUILDING 6A

BUILDING 6B

STONEHILL DR NE

COUNTRY HILLS BLVD NE

DEERFOOT TR NE

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