



**For Lease**

StoneGate Industrial, Building B  
#40 - 11550 Barlow Trail NE



## 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

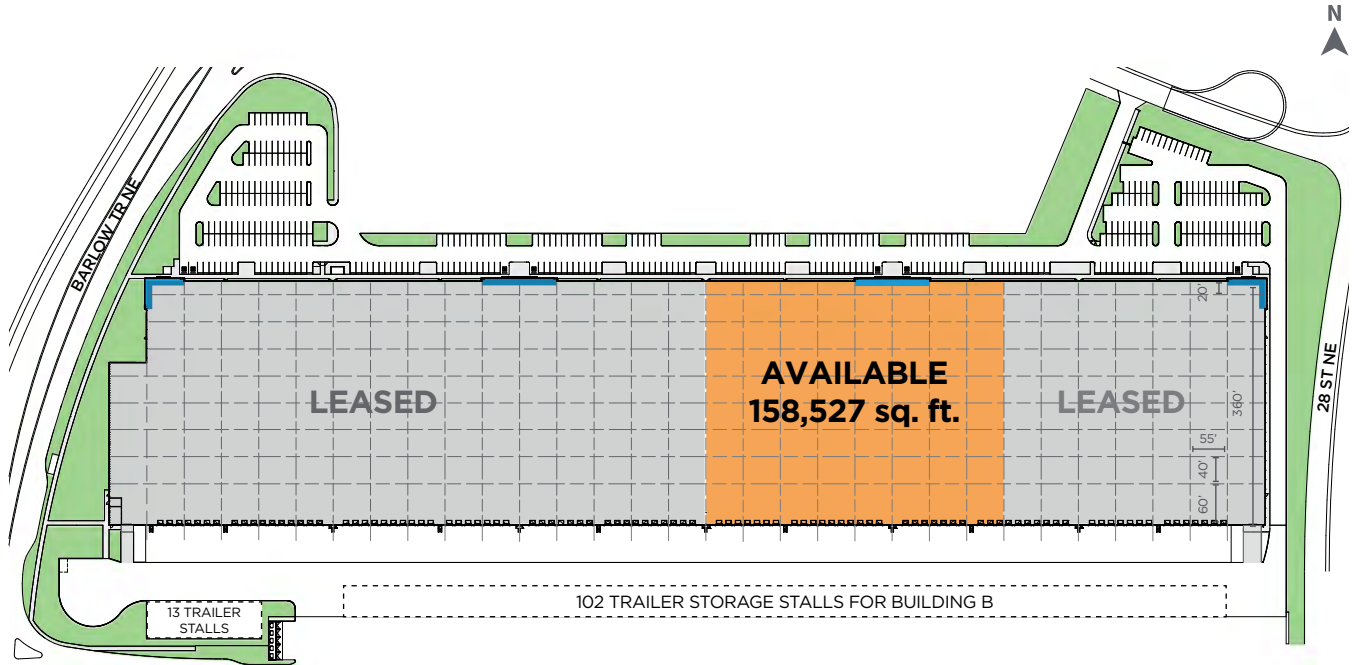
### Leasing Contacts

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Details

Municipal Address	#40 - 11550 Barlow Trail NE	Lighting	Motion-sensor LED
Area Available	+/- 158,527 SQ. FT. (office build-to-suit)	Sprinklers	ESFR
Power	400 A, 600 V	Loading	27 dock doors (9' x 10')
Zoning	Industrial General (I-G)	Lease Rate	Market
Availability	Immediate	Operating Costs/ Taxes	\$4.62/SQ. FT. (2025 Estimate)
Clear Height	36 FT.	Additional Features	<b>Trailer parking available,</b> LEED Silver Certified
Column Grid	55' x 40'		



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