



For Lease

StoneGate Industrial 5B4
11655 Barlow Trail NE, Calgary



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

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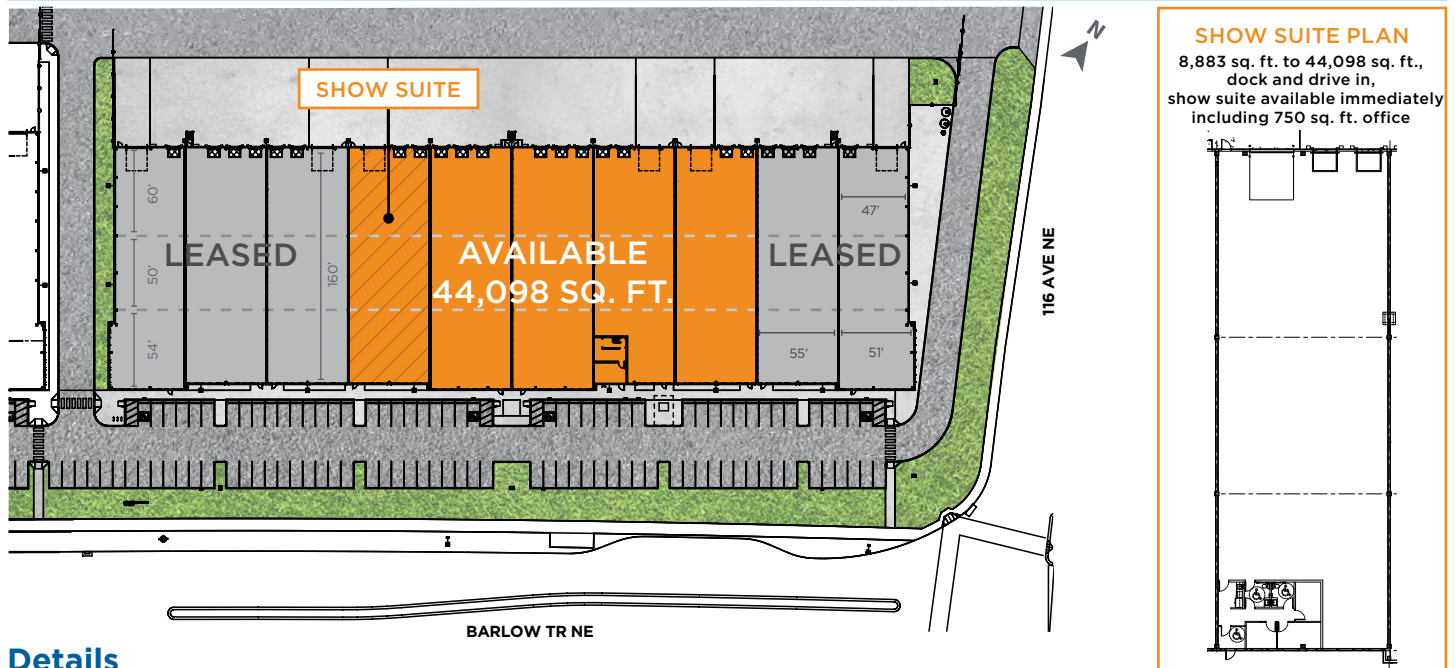
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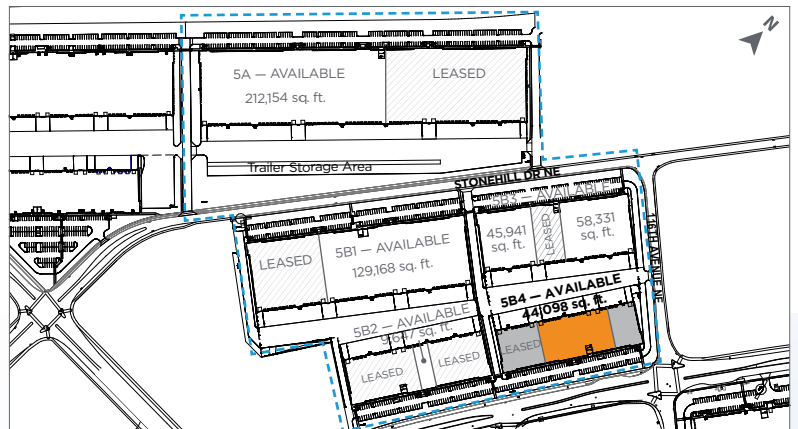
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Details

Municipal Address	11655 Barlow Trail NE, Calgary	Standard Column Grid	55' x 50'
Area Available	+/- 8,149 SQ. FT. to 44,098 SQ. FT.	Lighting	Motion Sensor LED
Minimum Tenant Size	+/- 8,800 SQ. FT.	Sprinklers	ESFR
Power	2000 A, 600 V (full building)	Lease Rate	Market
Zoning	Industrial General (I-G)	Operating Costs/Taxes	\$4.90/SQ. FT. (2024 Estimate)
Availability	Immediate	Additional Features	Targeting LEED Silver certification, Fully fenced/secured truck court, Fiber-optic services to site
Loading	12 (9' x 10') dock doors, 3 (12' x 14') drive-in doors		
Staff Parking	106 Stalls		
Clear Height	32 FT.		
		Show Suite	8,883 sq. ft. to 44,098 sq. ft., dock and drive in, show suite available immediately including 750 sq. ft. office



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