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12416 BARLOW TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
32402


MLS ID:
A2262278

\$1,611,175



 **AMANDEEP GILL**
 (587) 969-2259

 Royal LePage METRO
 403-400-0000

 12416 Barlow Trail NE, Calgary , Alberta T3N 2P8

Transaction Type

For Sale

Days On Market

9

Zoning

I-G

Subdivision

Stonegate Landing.

Year Built

2026

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1612601

Building Area (Sq. Ft.)

3791.00

Building Area (Sq. M.)

352.19

Lot Size (Sq. Ft.)

85563

Lot Size (Acres)

1.96

Inclusions

N/A

Restrictions

None Known

Reports

Building Plans,Floor Plans

Outstanding opportunity to purchase or lease a brand-new up to 32,000 sq. ft. industrial plaza located in the rapidly expanding Stonegate Business Park in Northeast Calgary. This premier development is strategically positioned with excellent access to Stoney Trail, Deerfoot Trail, and Airport Trail, offering seamless connectivity across the city and to Calgary International Airport. Zoned I-G (Industrial General), the property is designed to accommodate a wide range of industrial and commercial uses, including warehouse, distribution, light manufacturing, service, and showroom operations. The plaza features modern construction, high clear ceilings, grade-level loading doors, and ample on-site parking, with the flexibility for customized unit sizes and optional mezzanine build-outs. This project presents an ideal opportunity for owner-users and investors seeking high-quality, functional industrial space in one of Calgary's most active and accessible industrial corridors. Units available for both sale and lease.

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