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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**
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 12416 Barlow Trail NE, Calgary , Alberta T3N 2P8

Transaction Type For Sale	Days On Market 214	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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