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12416 BARLOW TRAIL NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32413

MLS ID:
A2262424

\$22



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

 Royal LePage METRO
 403-400-0000

 12416 Barlow Trail NE, Calgary , Alberta T3N 2P8

Transaction Type For Lease	Days On Market 213	Lease Amount 22.00
Lease Frequency Monthly	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.) 40483.07
Building Area (Sq. M.) 3760.97	Lot Size (Sq. Ft.) 85563	Lot Size (Acres) 1.96
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Outstanding opportunity to purchase or lease a brand-new 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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