

**12416 Barlow Trail NE**  
**Calgary, Alberta**
**MLS # A2262278**

**\$1,611,175**
**Division:** Stonegate Landing.

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,791 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.96 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.