



**For Sale**

StoneGate Industrial  
Barlow Trail + 128 Avenue NE, Calgary



## Unique industrial land opportunity available in northeast Calgary

Currently under development, StoneGate Landing is slated to be one of the largest AAA business parks of its kind in Western Canada. The project consists of approximately 1,025 acres – up to 14 million sq. ft. of commercial space that will accommodate industrial (StoneGate Industrial), retail (StoneGate Common), hotel and office developments.

StoneGate Industrial offers immediate access to Deerfoot Trail and Stoney Trail. Businesses will have quick access to major trucking routes (the north / south QE II & east / west (Trans-Canada Highway 1), air transportation (Calgary International Airport) and intermodal yards.



3.32 acre lot available



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

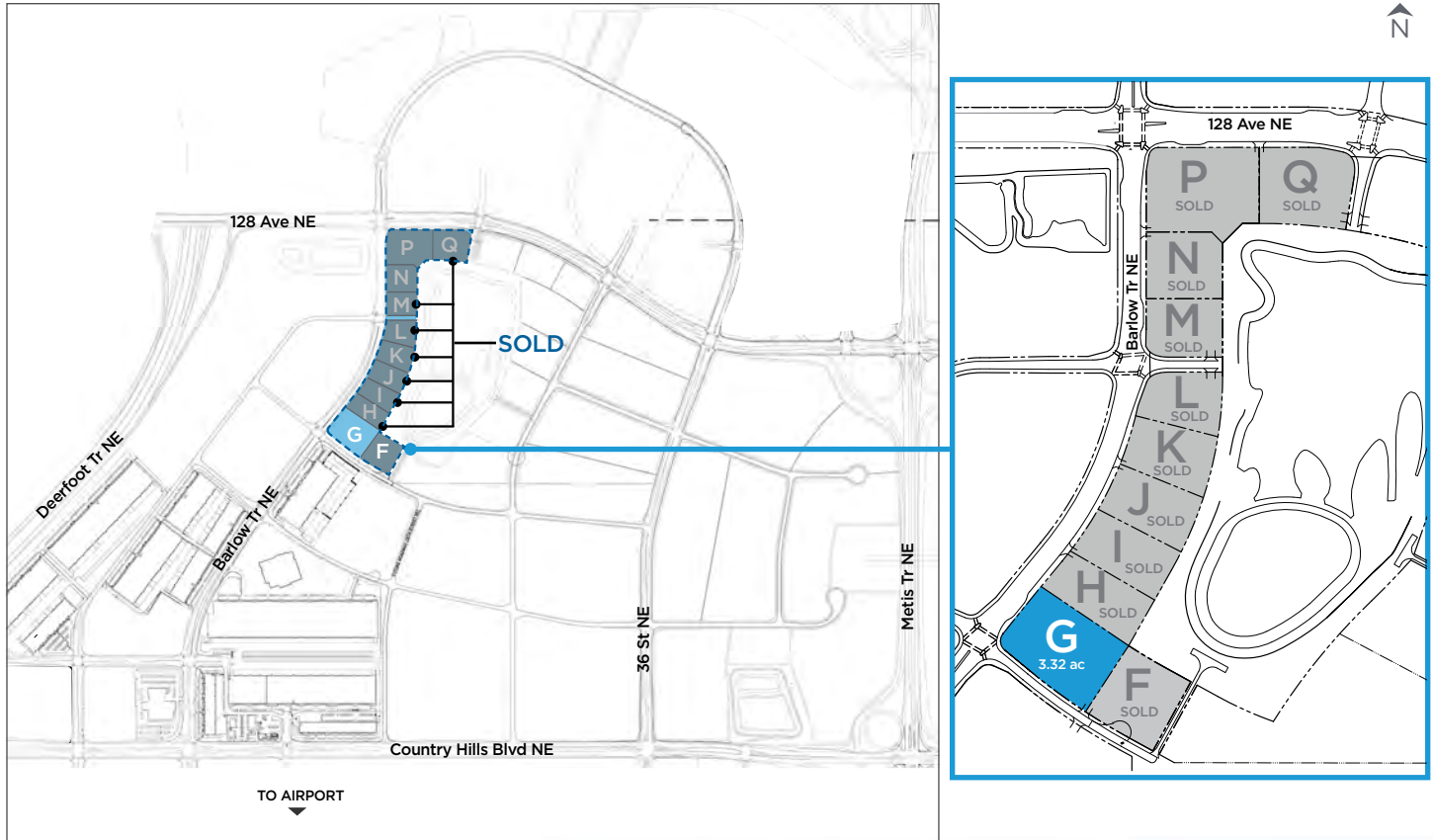
### Industrial Contacts

**BRENDAN DAVIES** Associate  
VP, Industrial - Alberta  
**Desk:** 403.234.3109 **Cell:** 403.618.8599  
**E-mail:** bdavies@oneproperties.com

**HOUSTON PETERSON** Associate  
Leasing Representative  
**Desk:** 587.391.2201 **Cell:** 403.808.7932  
**E-mail:** hpeterson@oneproperties.com

[oneproperties.com](https://www.oneproperties.com)

updated 2025-01-20



### POND LOT FEATURES

- Available immediately
- 3.32 ac fully serviced lot remaining
- Total lot area: 26.08 acres
- Flexible zoning
- Ideal for light manufacturing and commercial service users
- Direct exposure to Barlow Trail NE
- Excellent access to Deerfoot Trail and Stoney Trail
- Close proximity to Calgary International Airport

Lot	Size	Zoning	Price per acre
F	2.35 ac	I-G	SOLD
G	3.32 ac	I-G	Market
H	1.98 ac	I-G	SOLD
I	1.98 ac	I-G	SOLD
J	1.98 ac	I-G	SOLD
K	1.96 ac	I-G	SOLD
L	1.88 ac	I-G	SOLD
M	1.94 ac	I-G	SOLD
N	2.00 ac	I-G	SOLD
P	3.75 ac	I-G	SOLD
Q	2.94 ac	I-G	SOLD

Learn more:  
[oneproperties.com/stonegate-industrial](https://oneproperties.com/stonegate-industrial)

Subscribe to our newsletter:  
[bit.ly/one-cgy-industrial-newsletter](https://bit.ly/one-cgy-industrial-newsletter)

