



**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.



1.96ac to 3.75ac lots 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

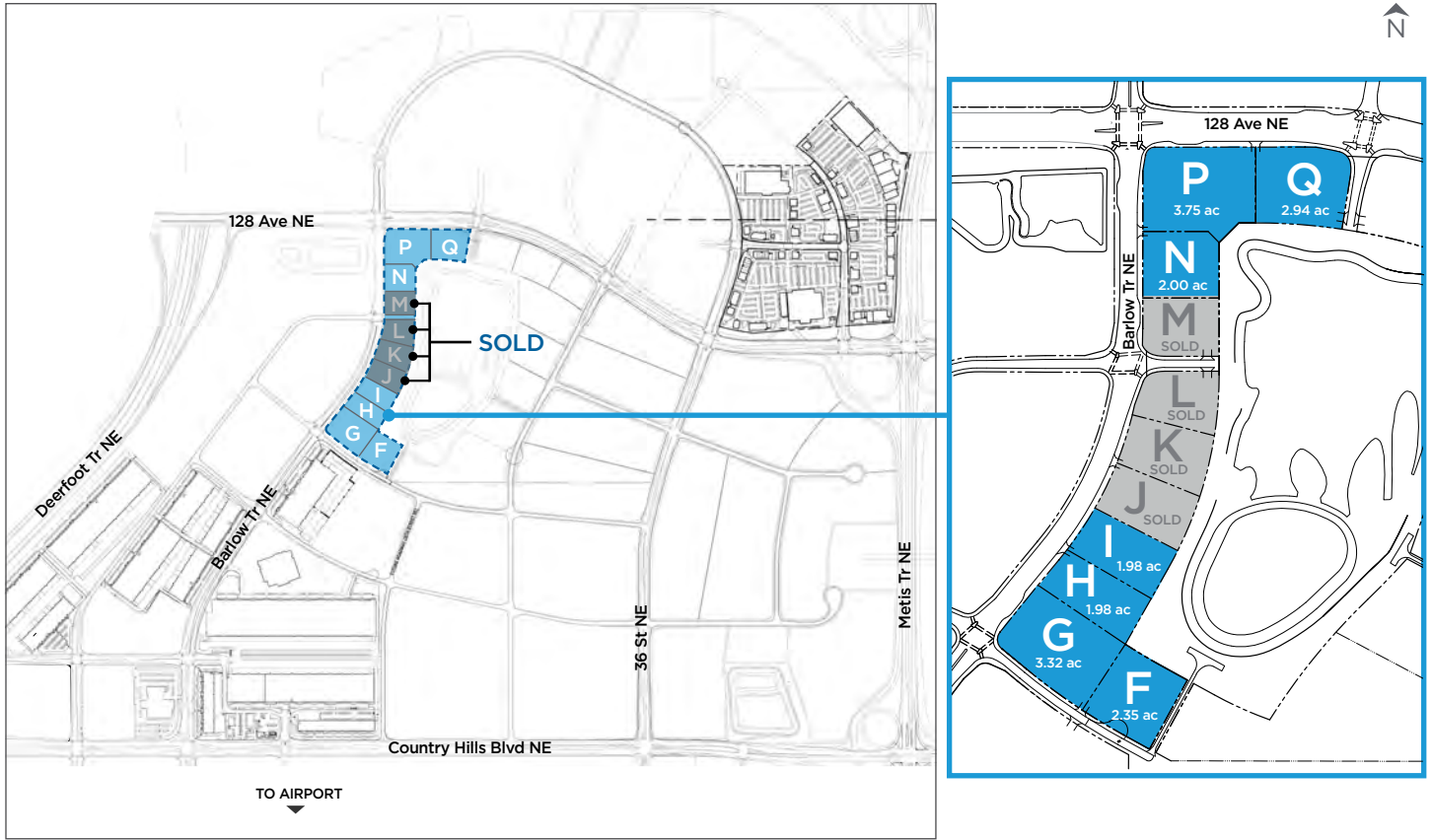
### Industrial Contacts

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**oneproperties.com**

updated 2024-03-22



### POND LOT FEATURES

- Total Lot Area: 26.08 acres
- Available immediately
- Fully serviced lots ranging from 1.96 - 3.75 ac
- 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    | Market         |
| G   | 3.32 ac | I-G    | Market         |
| H   | 1.98 ac | I-G    | Market         |
| I   | 1.98 ac | I-G    | Market         |
| 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    | Market         |
| P   | 3.75 ac | I-G    | Market         |
| Q   | 2.94 ac | I-G    | Market         |

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