

# STONEGATE INDUSTRIAL

BARLOW TRAIL + 120 AVENUE NE  
CALGARY ALBERTA



## FOR SALE

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 and East / West (Trans-Canada Highway 1), air transportation (Calgary International Airport) and intermodal yards.



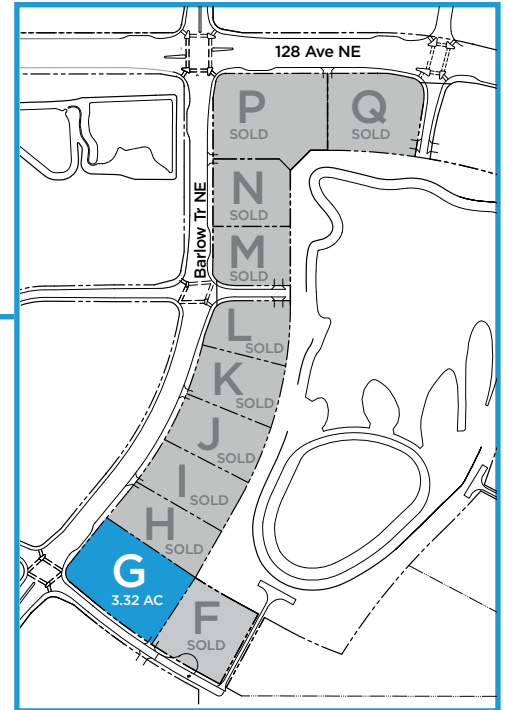
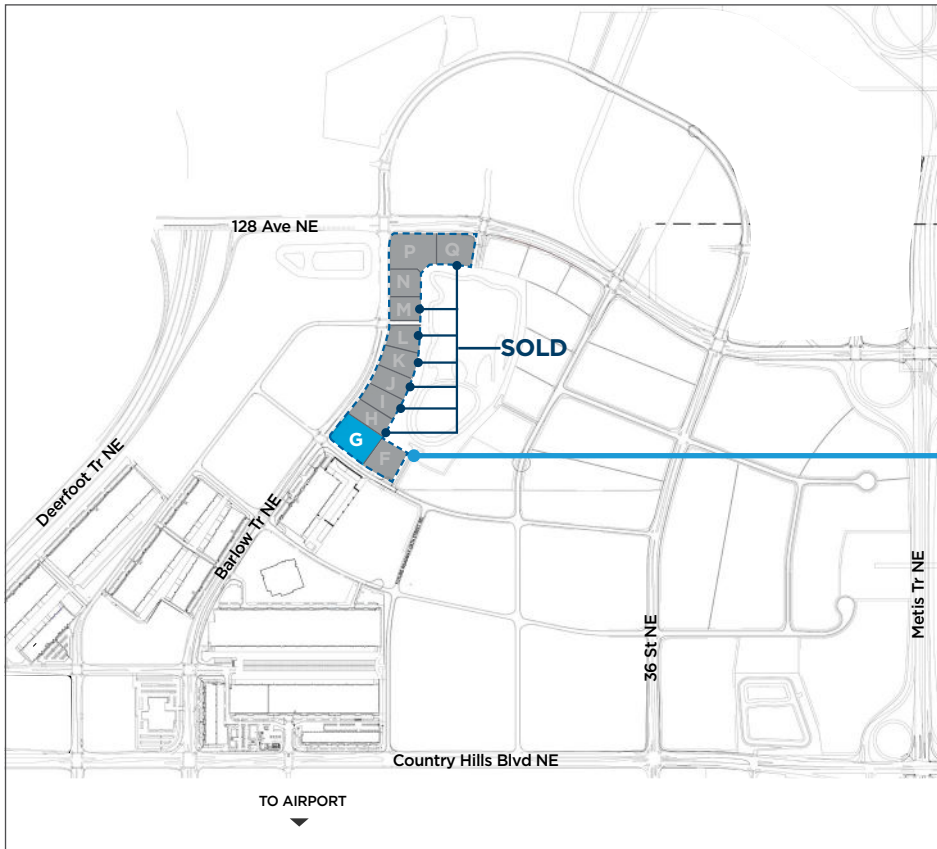
Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Deerfoot Trail, Stoney Trail, and Trans-Canada Highway



3.32 Acres



- **Lot Area** 3.32 Acres
- **Availability** Immediate
- **Zoning** I-G
- **Ideal Use** Light manufacturing and commercial service users
- **Access** Excellent access to Deerfoot Trail and Stoney Trail
- **Proximity** Close to Calgary International Airport
- **Services** Available within adjacent road

LOT	SIZE	ZONING	PRICE PER ACRE
F	2.35 ac	I-G	SOLD
<b>G</b>	<b>3.32 ac</b>	<b>I-G</b>	<b>MARKET</b>
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

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