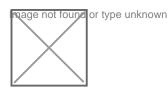


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2&3, 4316 64 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32513

MLS ID: A2264457

\$16



△ JASON NATALE

U CDN Global Advisors Ltd.

403-531-4336

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2&3, 4316 64 Avenue SE, Calgary, Alberta T2C2B3

Transaction Type

For Lease

Days On Market

4

Lease Amount

16.00

Lease Frequency

Annually

Zoning I-G

Industrial

Subdivision Foothills

Year Built

2025

Structure Type

Property Type

Property Sub Type

Industrial

Commercial

9440.00

Building Area (Sq. M.)

877.00

Inclusions

Legal Plan

0910386

Restrictions
Call Lister

Building Area (Sq. Ft.)

N/A

Reports
Call Lister

For lease at 4316 64 Avenue SE, Units 2 and 3, Calgary, Alberta, this brand new "A" Class industrial development offers between 4,640 and 9,440 square feet of high-quality space available Q4 2025. The bays can be leased individually or contiguously, providing flexibility for a variety of industrial users. Constructed with durable concrete block and featuring modern design, the property offers a 22-foot clear height (TBV), one 14' x 14' drive-in loading door per bay, and six parking stalls per bay within a fully fenced and secured site. Tenant improvement packages are available and negotiable for qualified tenants, allowing businesses to tailor the space to their operational needs. Located in the heart of Calgary's Foothills Industrial Park, this property provides exceptional connectivity to major transportation routes including Deerfoot Trail, Glenmore Trail, and Stoney Trail, ensuring efficient access to all parts of the city and the Calgary International Airport, just 20 minutes away. Surrounded by established industrial users and amenities supporting manufacturing, warehousing, logistics, and transportation operations, this site is ideally positioned for businesses seeking efficiency and visibility within one of Calgary's most sought-after industrial hubs.

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