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2&3, 4316 64 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
32513


MLS ID:
A2264457

\$16



 **JASON NATALE**

 CDN Global Advisors Ltd.
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 2&3, 4316 64 Avenue SE, Calgary , Alberta T2C2B3

Transaction Type For Lease	Days On Market 193	Lease Amount 16.00
Lease Frequency Annually	Zoning I-G	Subdivision Foothills
Year Built 2025	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0910386	Building Area (Sq. Ft.) 9440.00
Building Area (Sq. M.) 877.00	Inclusions N/A	Restrictions Call Lister

Reports
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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 February 1st 2026. 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, trench drains with sumps, and up to 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. No automotive uses permitted. 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. Automotive uses are prohibited. Please note that Operating Costs are estimated to best approximation.

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