

NEW "A" CLASS
INDUSTRIAL DEVELOPMENT
// 4,640 SF up to 9,440 SF

FOR LEASE

4316 64 Ave SE, Unit 2 & 3, Calgary, AB



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PROPERTY HIGHLIGHTS



- Unit 2 & 3 can be leased individually or contiguously
- Brand New "A" Class concrete block construction
- Tenant Improvements packages available and negotiable to qualified Tenant's
- Fully fenced and secured site
- Unit 2 & 3 will each have a trench drain and sump
- Situated in Calgary's well-established Foothills Industrial Park, a prime logistics and distribution hub
- Convenient access to Deerfoot Trail, Glenmore Trail, and Stoney Trail
- Close proximity to amenities and services supporting industrial operations

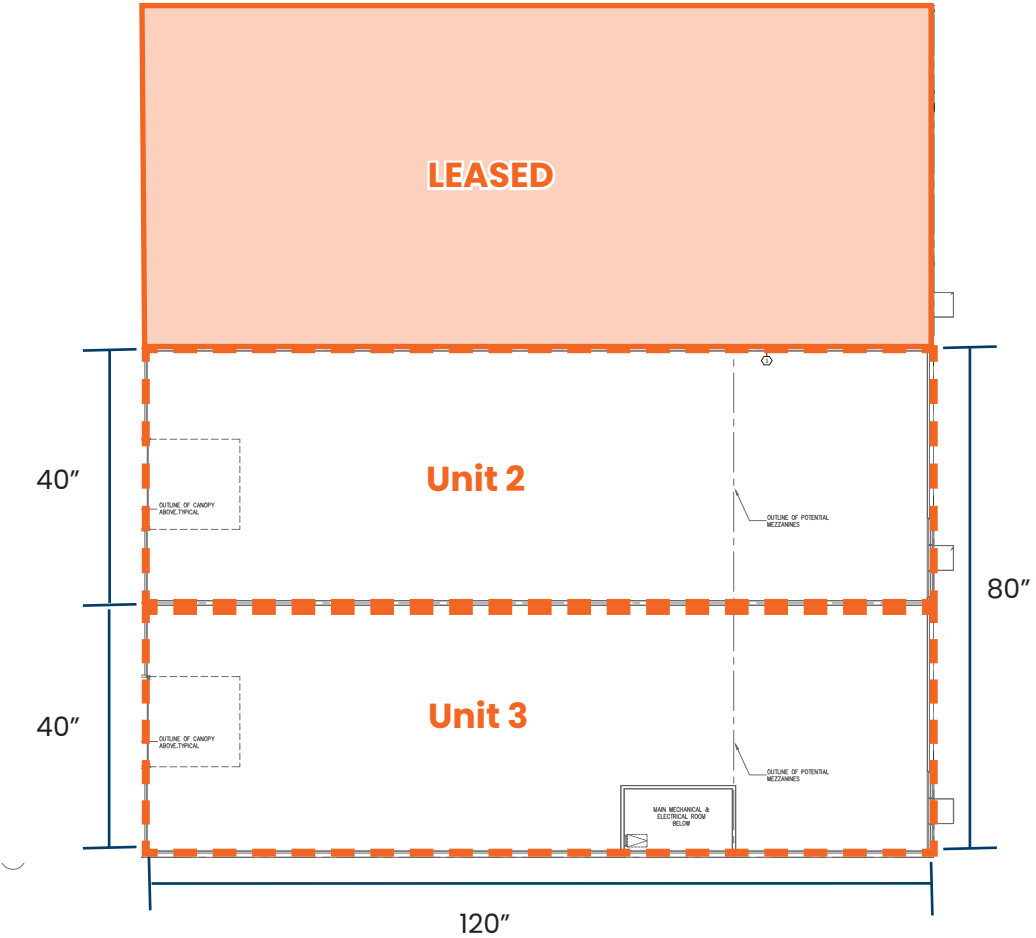
PROPERTY OVERVIEW

Address:	4316 64 Ave SE, Unit 2 & 3
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Office Area:	To Suit
Unit 2 Total:	4,800 SF
Unit 3 Total:	<u>4,640 SF</u>
Total Square Footage:	9,440 SF
Clear Height:	24' Ft. Clear
Loading:	1 x (14" w x 14' h) Drive-in / Bay
Parking:	6 Stalls / Bay
Power:	1 X 200 Amps / Bay
Rental Rate:	Starting at \$16.00 PSF with escalations (as-is)
Op's Costs:	\$4.16 PSF (est. 2026)
Availability:	March 1st, 2026

While every attempt has been made to ensure the accuracy of this information no responsibility is taken for any error, omission, or misstatement.



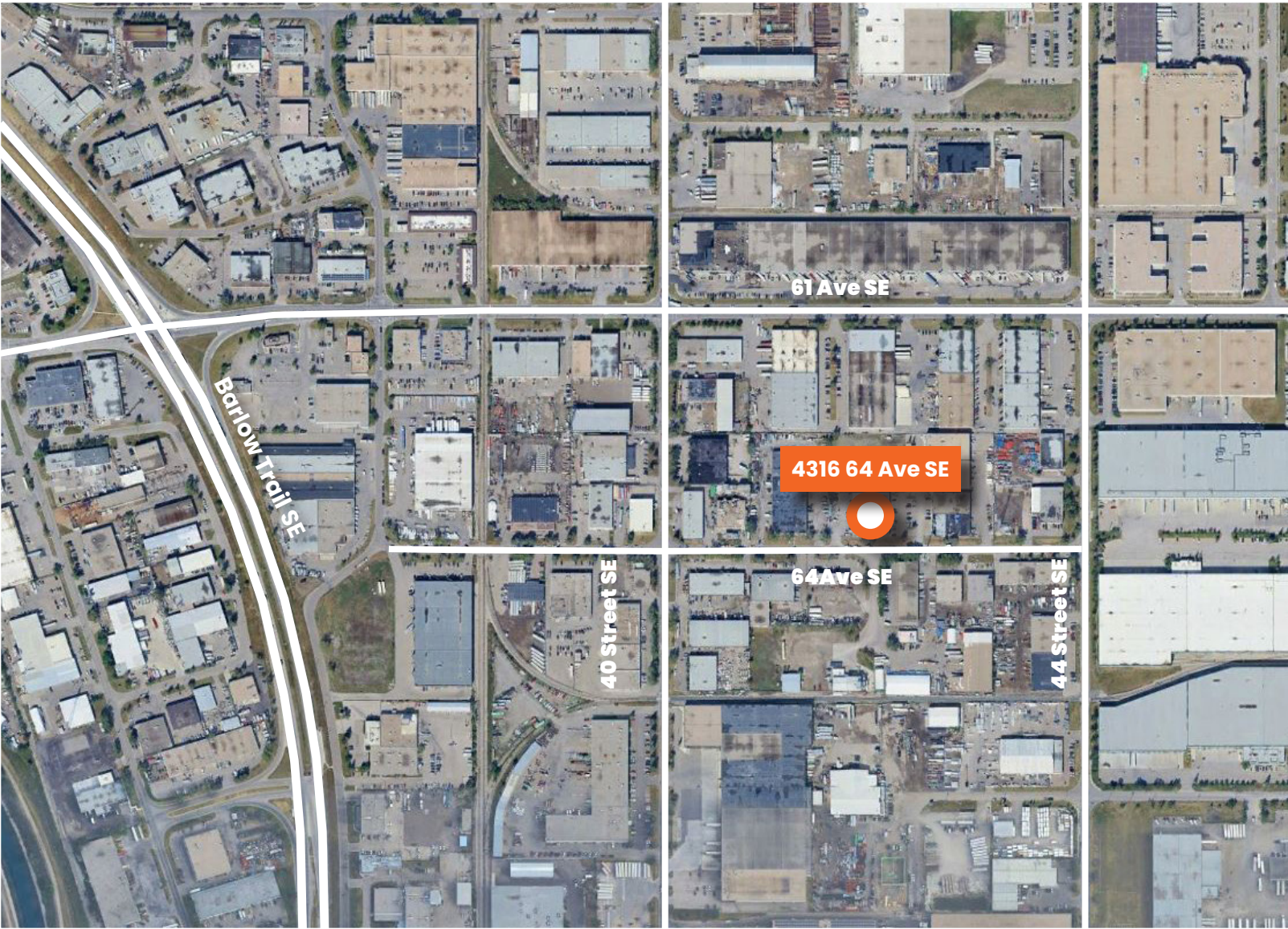
FLOOR PLANS



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION

Located in the heart of Calgary's **Foothills Industrial Park**, 4316 64 Avenue SE provides exceptional connectivity with immediate access to major transportation routes, including Deerfoot Trail, Glenmore Trail, and the Stoney Trail Ring Road. The property is surrounded by established industrial operators and investment-grade assets, within an area recognized for its strong concentration of manufacturing, warehousing, logistics, fabrication, and transportation businesses.



Drive Times:

Deerfoot Trail SE: **10 minutes**

Stoney Trail: **10 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location



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