

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

MLS # A2264457



\$16 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,440 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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 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.