

NEW "A" CLASS
INDUSTRIAL DEVELOPMENT
WITH YARD

FOR LEASE

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



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



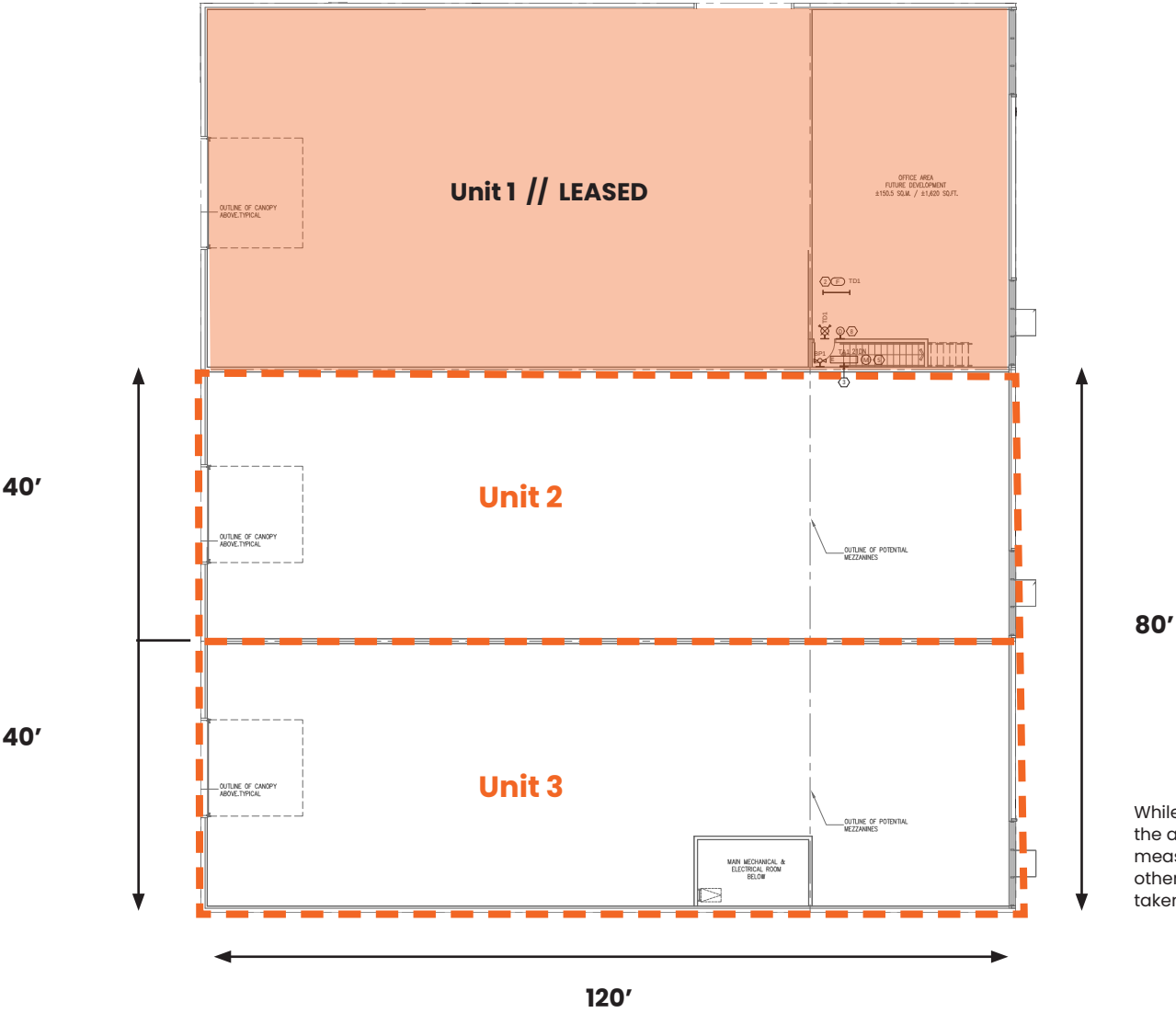
- Units 2 & 3 can be leased individually or contiguously.
- Tenant improvement packages are available and negotiable for qualified tenants.
- Fully paved fenced and secured site with two access points, providing controlled ingress/egress.
- Concrete block construction with dual compartment sumps & trench drains.
- Situated in Calgary's well-established Foothills Industrial Park providing access to Deerfoot Trail, Glenmore Trail, and Stoney Trail.

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:	4,640 SF
Total Square Footage:	9,440 SF
Unit 2 Yard Area:	30' x 40'
Unit 3 Yard Area:	30' x 50'
Clear Height:	24' Ft. Clear
Loading:	1 Drive-in Door (14' x 16') / Unit
Parking:	Up to 6 Stalls / Unit
Power:	200 Amps / Unit
Rental Rate:	Starting at \$16.00 PSF with escalations (as-is)
Operating Costs:	\$4.16 PSF (est. 2026)
Availability:	June 1st, 2026



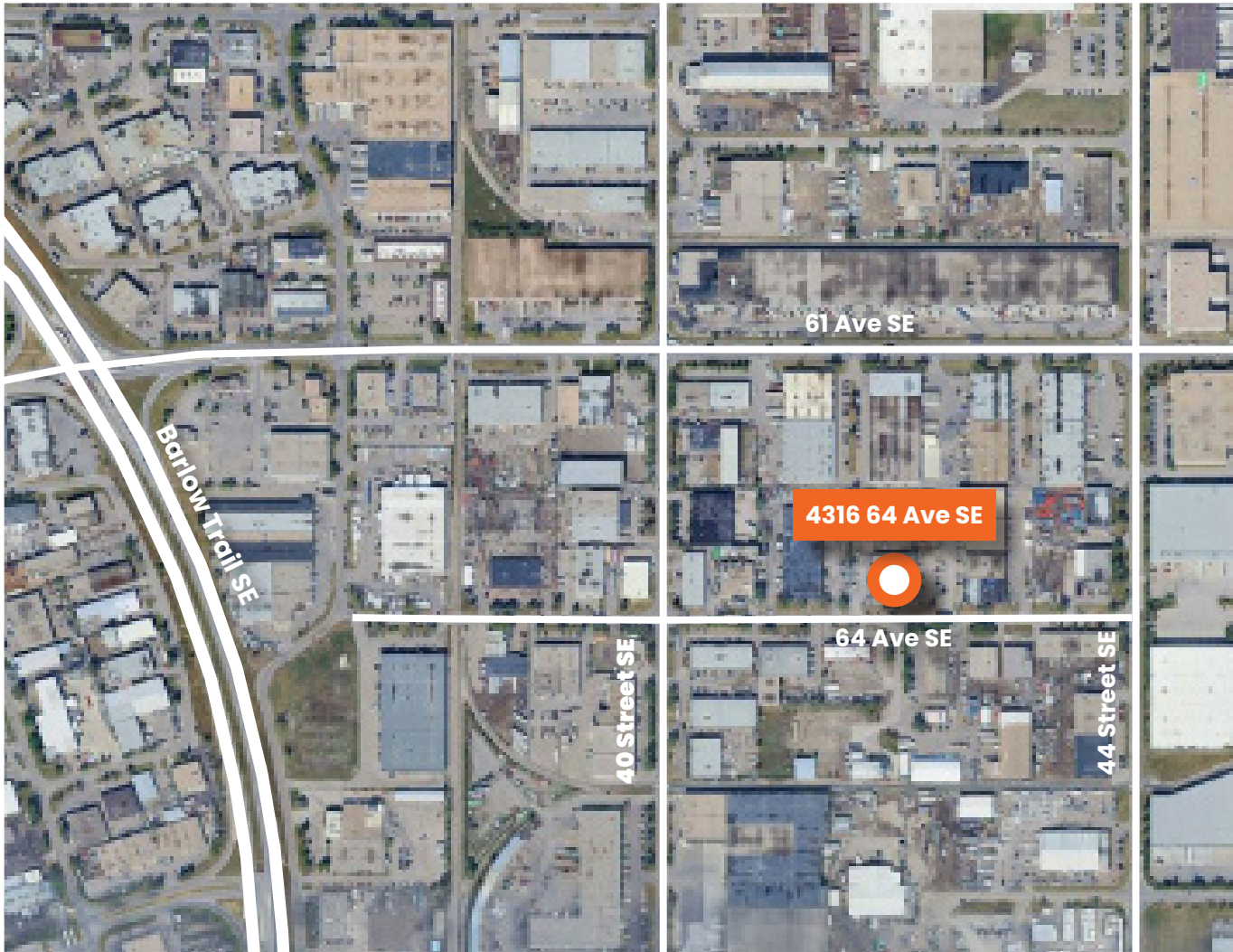
FLOOR PLANS



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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