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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**

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 204	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G	<b>Subdivision</b> Foothills
<b>Year Built</b> 2025	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0910386	<b>Building Area (Sq. Ft.)</b> 9440.00
<b>Building Area (Sq. M.)</b> 877.00	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister

**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 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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