

# \$16 - 2&3, 4316 64 Avenue Se, Calgary

MLS® #A2264457

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

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 Q4 2025. 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, 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.

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.

Built in 2025



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2264457   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2&3, 4316 64 Avenue Se |
| Subdivision | Foothills              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C2B3                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 20                 |
| Zoning         | I-G                |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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