



For Lease

4332 - 68 Avenue SE
Calgary, AB

± 7,521 s.f. on 1.71 acres

- Rare freestanding building with excess yard storage
- Drive-in loading
- Warehouse equipped with trench drains
- Immediate access to major SE thoroughfares

Property Details

District	Foothills	Loading	2 (16' w x 24' h) automatic drive-in doors 1 (16' w x 30' h) automatic drive-in door
Zoning	I-G (Industrial General)	Power	200 amps (TBV)
Building Size	± 7,521 s.f.	Lease Rate	Market
Site Size	1.71 acres	Op. Costs	\$9.08 p.s.f. (2025 est.)
Ceiling Height	17'	Availability	Negotiable



Property Location



Deerfoot Trail (Highway 2) **8 mins. | 7.3 km**



Trans-Canada Highway **10 mins. | 10.8 km**



Glenmore Trail **5 mins. | 2.8 km**



Calgary Int. Airport **20 mins. | 22.2 km**




Stoney Trail (Ring Road) **7 mins. | 5.9 km**



Downtown Calgary **15 mins. | 12.0 km**

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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