 **JLL** SEE A BRIGHTER WAY

For lease

3320 - 14 Avenue NE, Bays 7-8
Calgary, AB

- Dock Loading
- Layout can be configured
- Central NE multi-tenant Industrial Park
- Close access to retail amenities and City Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE

Property Details

District: Franklin Industrial Park

Loading: 2 - Dock Doors

Zoning: I-G (Industrial General)

Available: May 1, 2026

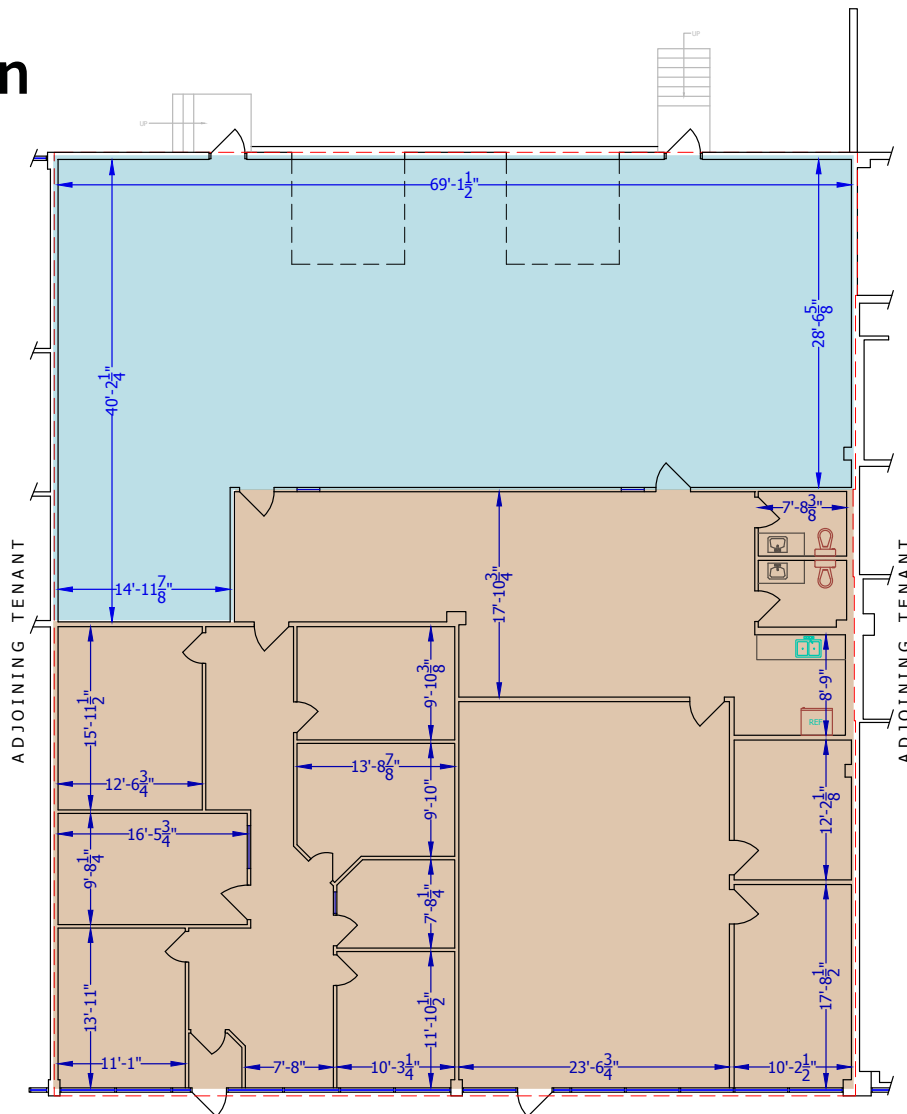
Unit Size:
 Warehouse: ± 2,148 SF
 Office: ± 3,668 SF
 Total: ± 5,816 SF

Op. Costs: \$ 6.75 PSF

Ceiling Height: 14.5' clear

Lease Rate: \$ 14.00 PSF

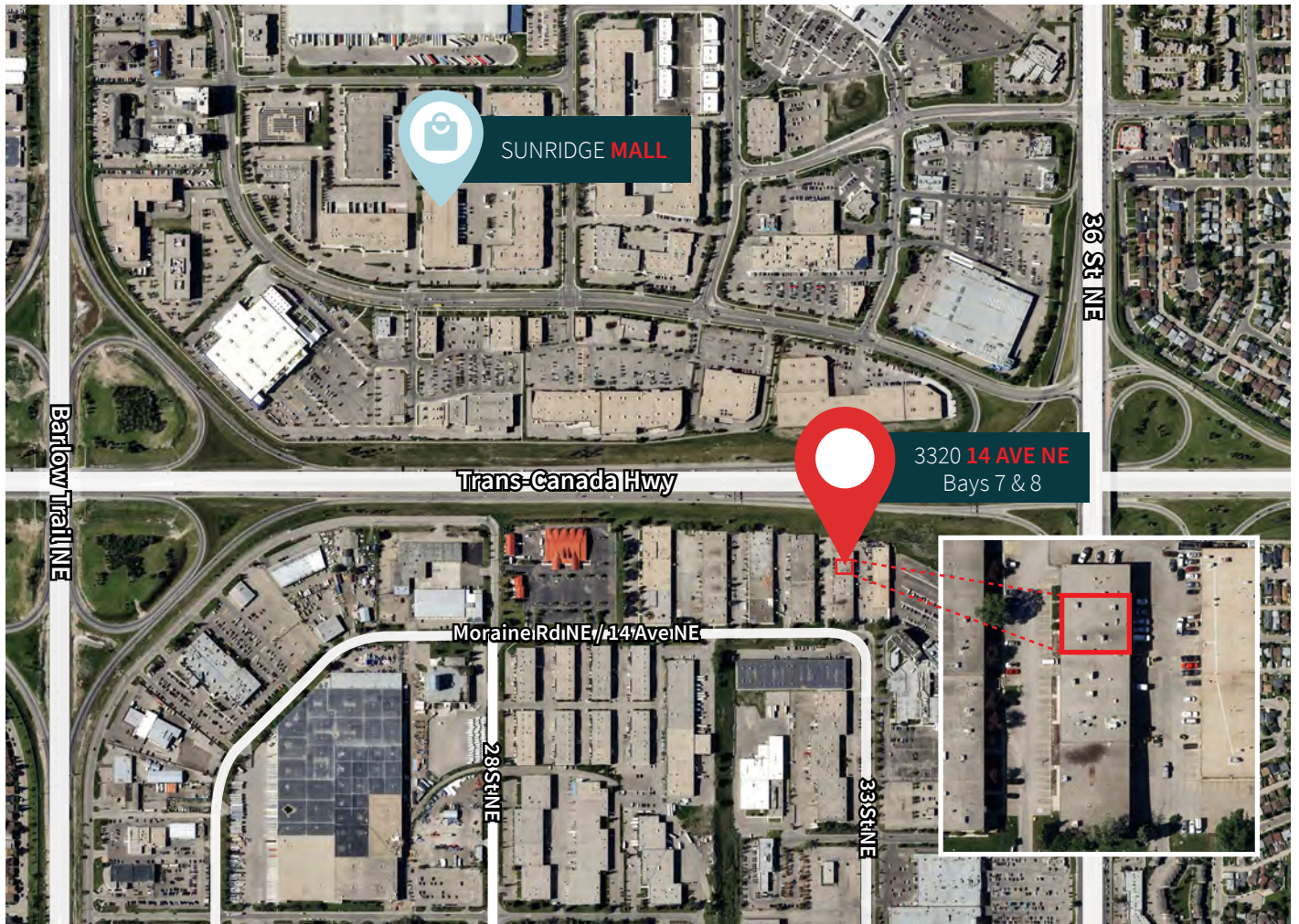
Floor Plan



Warehouse/Lab: ± 2,148 SF Office: ± 3,668 SF **Total: ± 5,816 SF**

*Landlord will consider modifying layout

Location Map



Drive Times

	Trans-Canada Highway	3 mins. 1.1 km		Glenmore Trail	10 mins. 13.8 km
	Stoney Trail (Ring Road)	5 mins. 4.4 km		Downtown Calgary	11 mins. 7.8 km
	Deerfoot Trail	6 mins. 4.5 km		Calgary Int. Airport	22 mins. 16.1 km

Contact us



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