




For Lease

 JLL SEE A BRIGHTER WAY

3320 - 14 Avenue NE, Bay 4
Calgary, AB

- Dock loading
- Make-up air unit included
- Central NE multi-tenant Industrial Park with rare small bay available
- 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

Zoning: I-G (Industrial General)

Unit Size: 2,749 s.f.

Ceiling Height: 14.5' clear

Loading: 1 (8' x 10') dock door

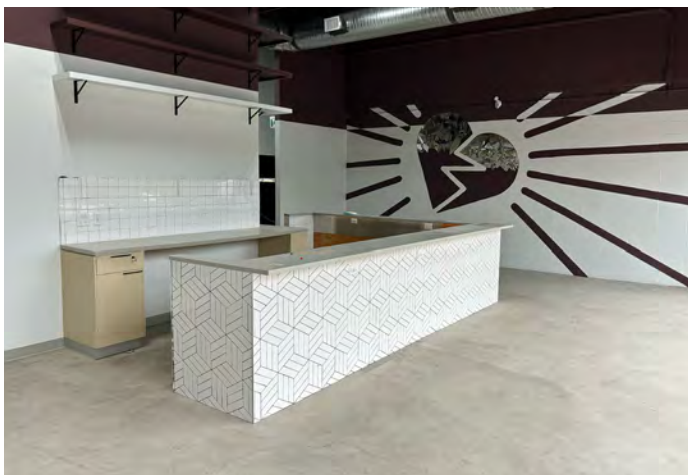
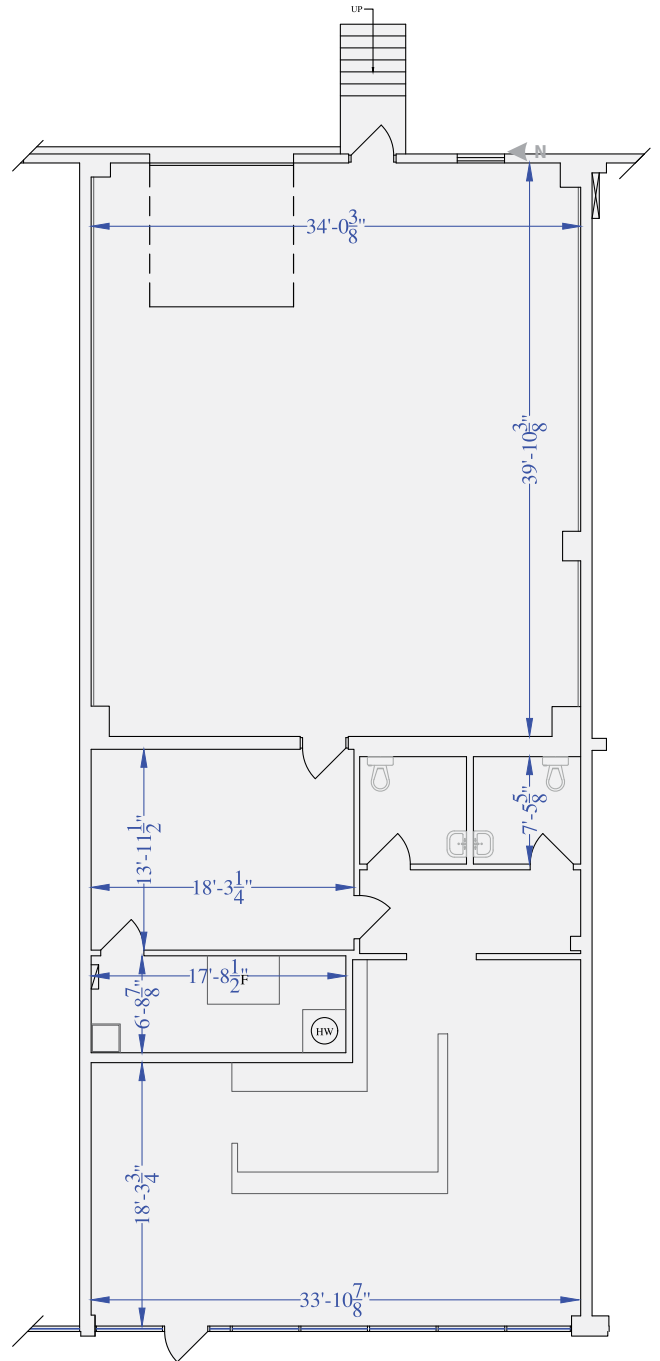
Power: 100 amp (TBV)

Lighting: LED

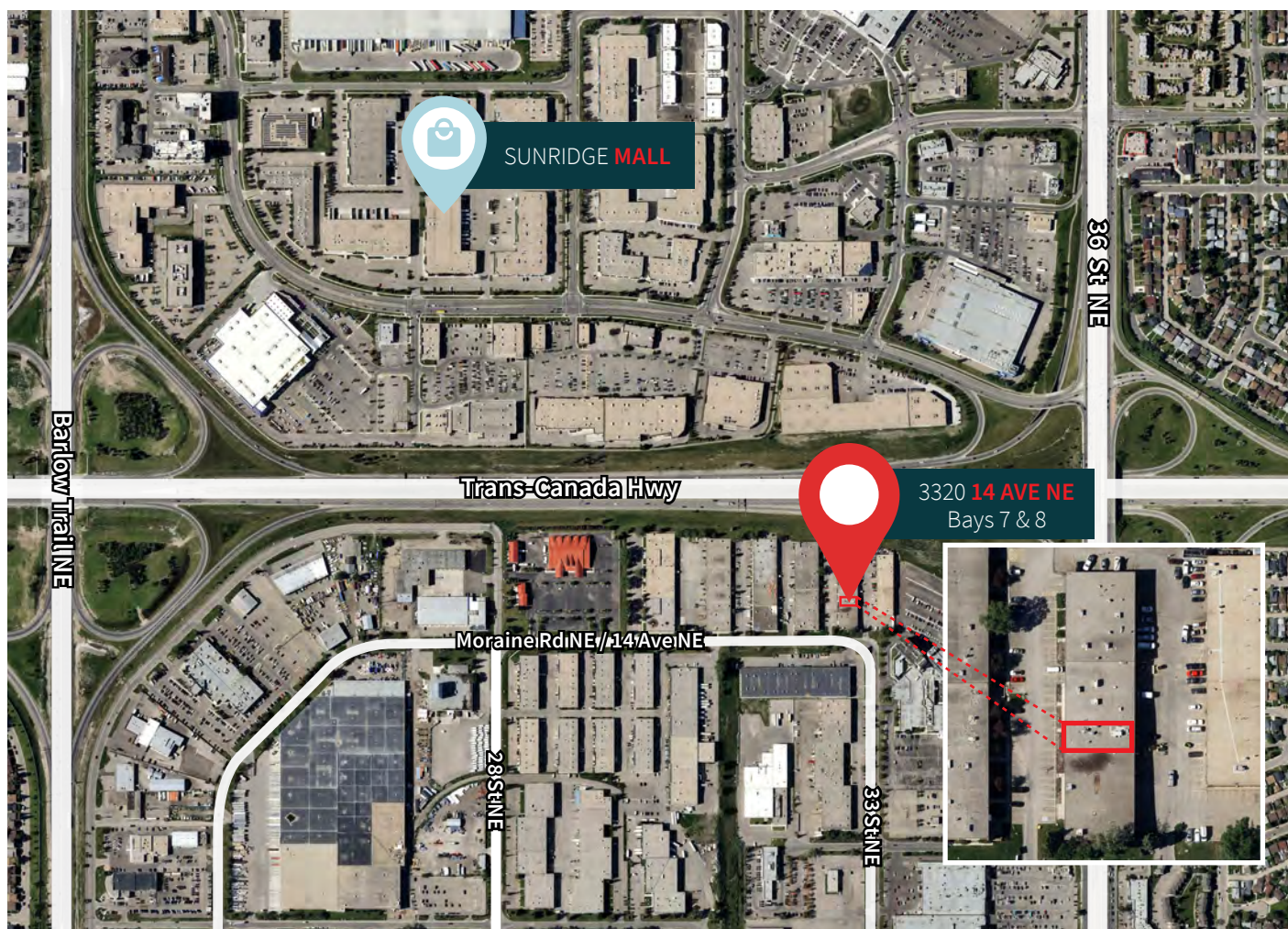
Available: June 1, 2026

Op. Costs: \$6.75 p.s.f. (2026)

Lease Rate: \$14.00 p.s.f.



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

Troy Robinson
Lead Broker
Associate
+1 403 670 7353
troy.robinson@jll.com

Carey Koroluk
Lead Broker
Vice President
+1 403 456 2346
carey.koroluk@jll.com

Austin Smith
Lead Broker
Vice President
+1 403 456 2197
austin.smith@jll.com

Marshall Toner
EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com

Ryan Haney
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Chris Saunders
Executive Vice President
+1 403 456 2218
chris.saunders@jll.com



jll.ca