

For Lease



2915 to 2925 – 58 Avenue SE, Unit 2921

Calgary, AB

- Available January 1, 2027
- 2,394 SF
- Warehouse bay with small office area
- Block wall construction, dual compartment sump
- 1 drive-in loading door



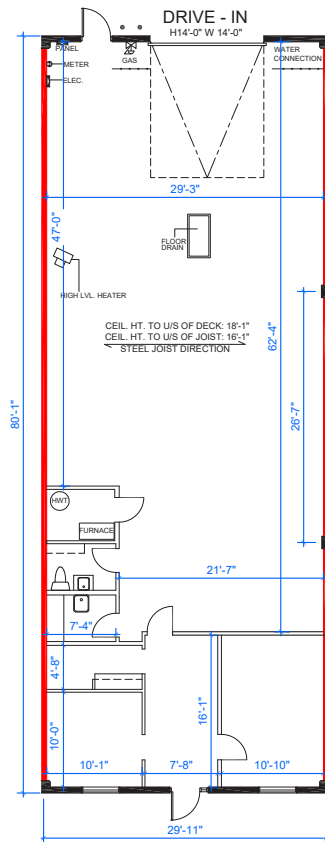
Immediate access to Barlow Trail SE, Deerfoot trail SE and Glenmore Trail SE

For leasing opportunities

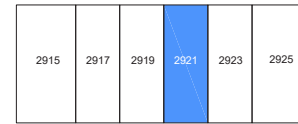
Melinda Richards, Manager, Leasing
403.605.5803 | mrichards@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.



KEY PLAN

UNIT 2921
RENTABLE AREA = 2,394 S.F.
OFFICE AREA = 582 S.F.
(OFFICE AREA EXCLUDES FURNACE ROOM)
ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA INDUSTRIAL STANDARD
ANSI/BOMA 265.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
2,394 SF	1 Drive-in Door	16'1"	200 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
January 1, 2027	Market Rates	CAM \$5.28 TAX \$4.50 (est. 2026)	I-G (Industrial General)

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.