

For Lease



# 2150 – 29 Street NE, Unit 70

## Calgary, AB

- Available Immediately
- 13,271 SF
- Pre-leasing improvements completed - new flooring, paint in office area
- Suitable for a variety of industrial users
- ESFR sprinkler system
- Small, bright functional office area including kitchenette
- 4 dock loading doors, 2 dock levelers
- Large marshaling area
- Exposure onto 29 Street NE

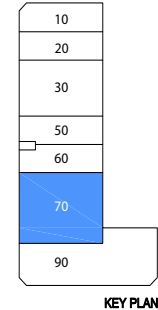
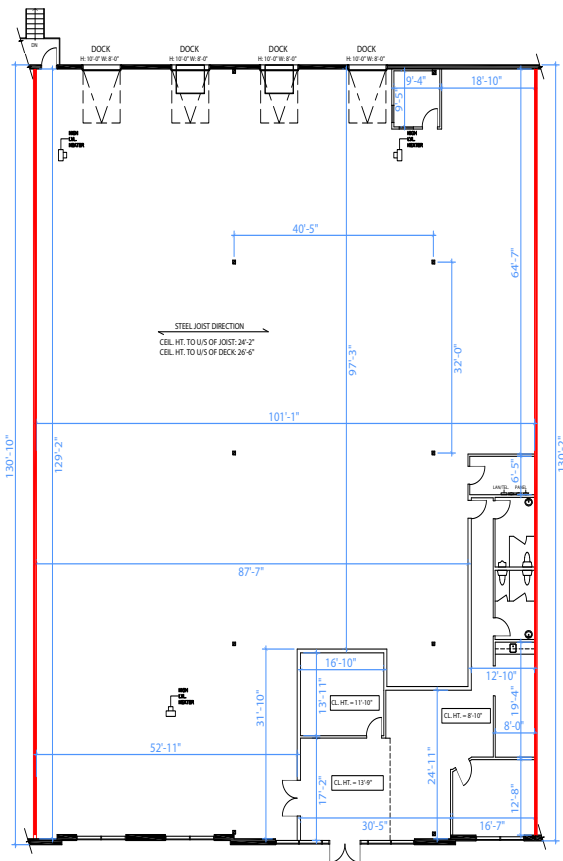


For leasing opportunities

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Dream Industrial REIT  
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# 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.

Unit 70  
OCCUPANT AREA = 13,271 S.F.  
OFFICE AREA = 1,889 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO  
THE BOMA INDUSTRIAL STANDARD  
ANSI/BOMA 265.2 2012 - METHOD A

|                 |               |                                         |                             |
|-----------------|---------------|-----------------------------------------|-----------------------------|
| Available area: | Loading:      | Ceiling Height:                         | Power:                      |
| 13,271 SF       | 4 Docks       | 24'2"                                   | 100 Amps<br>(347/600 Volts) |
| Availability:   | Rental Rates: | Operating Costs:                        | Zoning:                     |
| Immediately     | Market Rates  | CAM \$4.03<br>TAX \$4.57<br>(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.

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