

For Lease



# 3401 – 19 Street NE, Unit 7

## Calgary, AB

- Available October 1, 2026
- 12,795 SF
- Warehouse space with large showroom, 15 private offices, full kitchen/lunchroom, 1 boardroom, 2 sets of designated washrooms
- Excellent exposure onto 19 Street NE
- Yard storage available
- Oversized (1) drive-in door - 12' x 12'
- Oversized (1) dock door - 12' x 12'



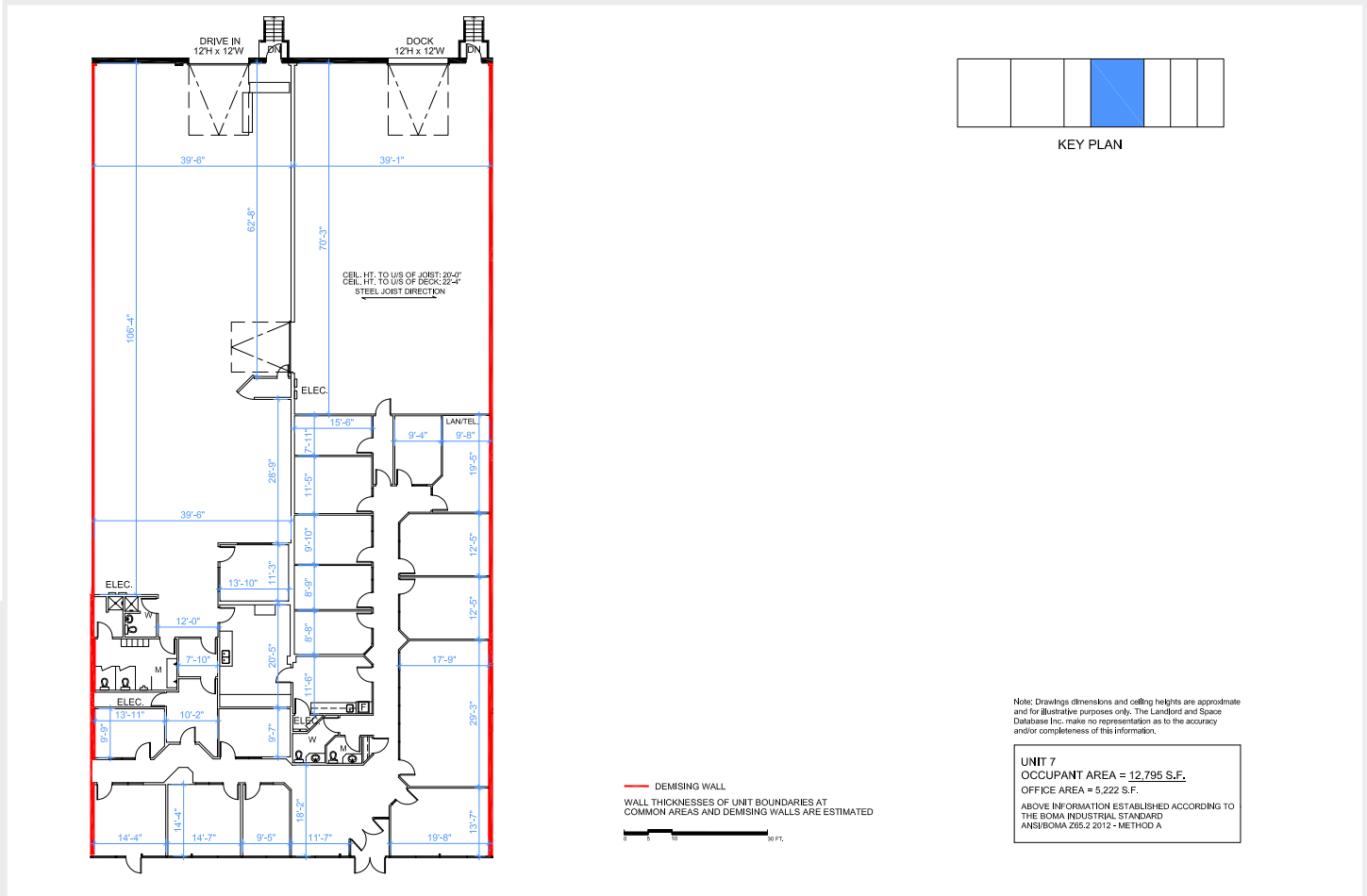
Easy access to 32 Avenue NE, Deerfoot Trail, McKnight Boulevard and public transportation routes

For leasing opportunities

Melinda Richards, Manager, Leasing  
403.605.5803 | [mrichards@dream.ca](mailto:mrichards@dream.ca)

Dream Industrial REIT  
[leasing.dream.ca](http://leasing.dream.ca)

# Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
12,795 SF	1 Dock Door 1 Drive-in Door	20'	200 Amps (600 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
October 1, 2026	Market Rates	CAM \$4.33 TAX \$3.87 (est. 2026)	I-G (Industrial General)

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