

For Lease



4001 to 4019 – 23 Street NE, Unit 4017 Calgary, AB

- Available September 1, 2026
- 1,430 SF
- Flex bay with showroom, 1 washroom
- 1 oversized drive-in loading door, 1 dual compartment sump



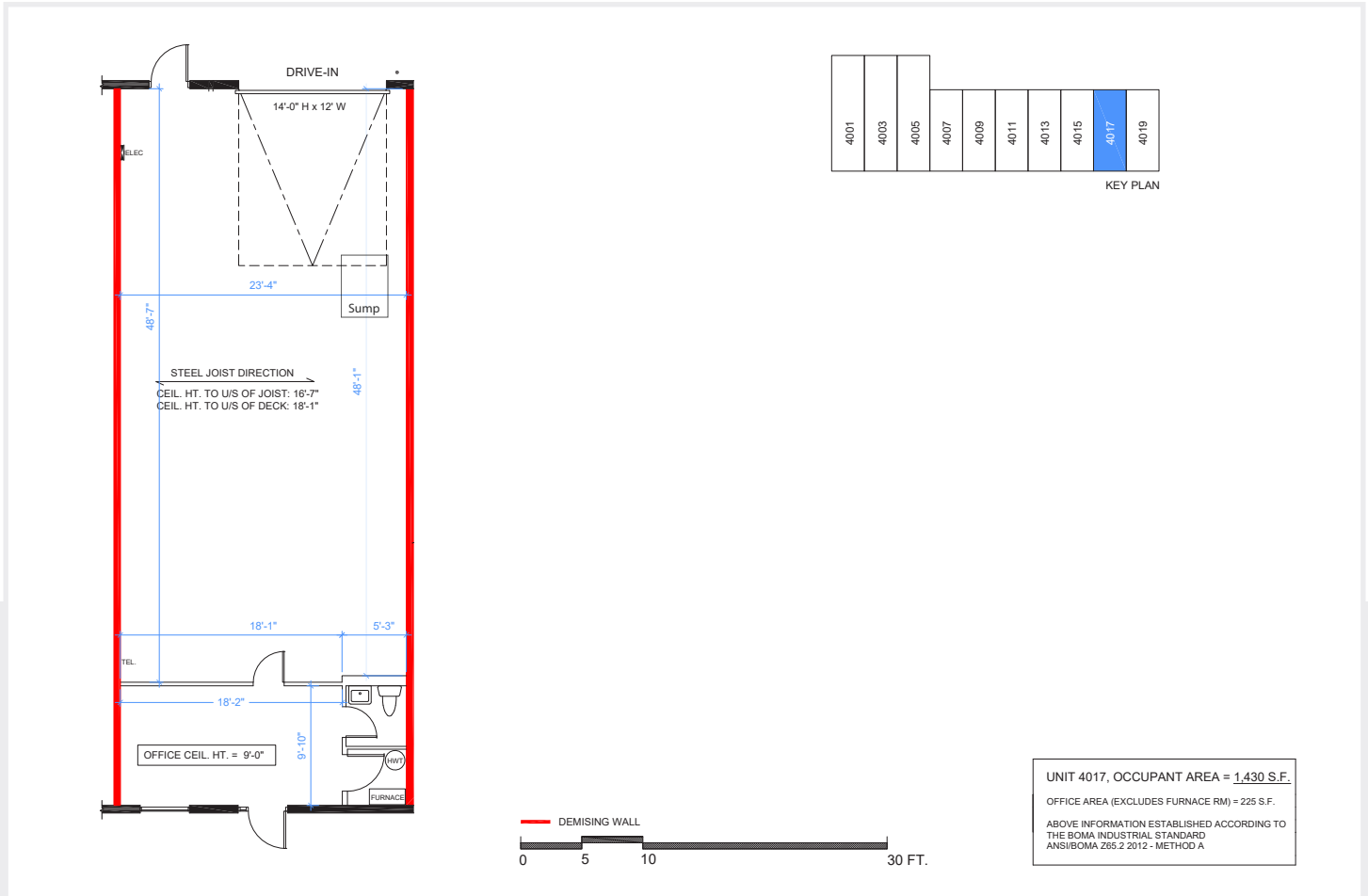
For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca



Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
1,430 SF	1 Drive-in Door	16'7"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
September 1, 2026	Market Rates	CAM \$5.70 TAX 5.44 (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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