

For Lease



# 4001 to 4019 – 23 Street NE, Unit 4013 Calgary, AB

- Available September 1, 2026
- 1,439 SF
- Flex bay with 1 private office, 2 washrooms
- 1 oversized drive-in loading door, 1 dual compartment sump

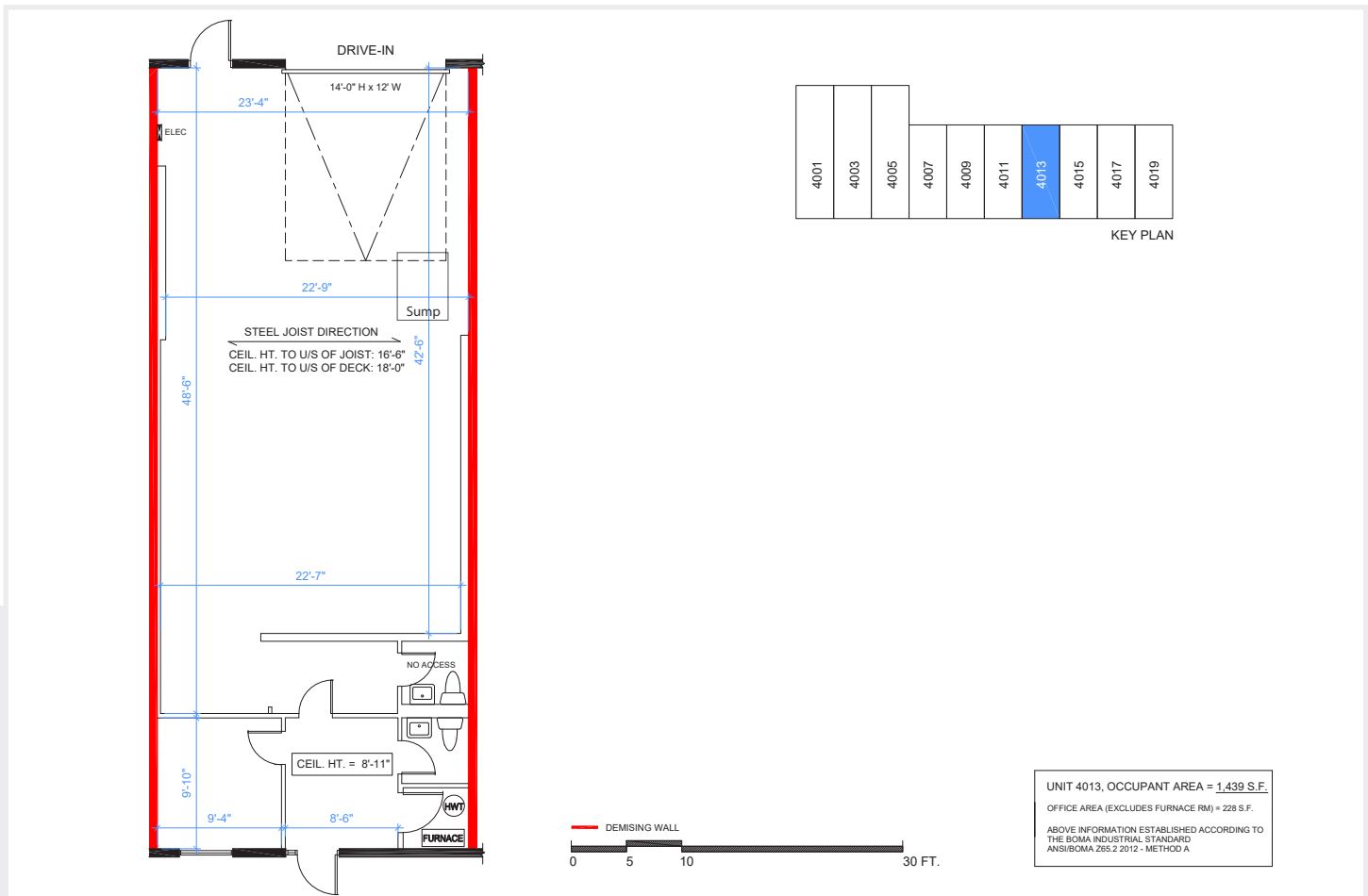


For leasing opportunities

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Dream Industrial REIT  
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# Floor Plan



|                          |                        |  |                                     |
|--------------------------|------------------------|--|-------------------------------------|
| Available area:          | Loading:               | Ceiling Height:                                | Power:                              |
| <b>1,439 SF</b>          | <b>1 Drive-in Door</b> | <b>16'6"</b>                                   | <b>100 Amps<br/>(120/208 Volts)</b> |
| Availability:            | Rental Rates:          | Operating Costs:                               | Zoning:                             |
| <b>September 1, 2026</b> | <b>Market Rates</b>    | <b>CAM \$5.70<br/>TAX 5.44<br/>(est. 2026)</b> | <b>I-G (Industrial General)</b>     |

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