

For Lease



# 4502 to 4516 – 10 Street NE, Unit 4508 Calgary, AB

- Available July 1, 2026
- 3,611 SF
- Flex bay
- 2 private offices, 2 washrooms
- 12'H x 10'W dock loading door
- Great exposure onto Deerfoot Trail



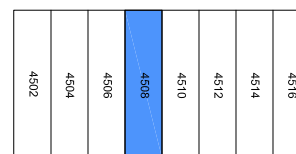
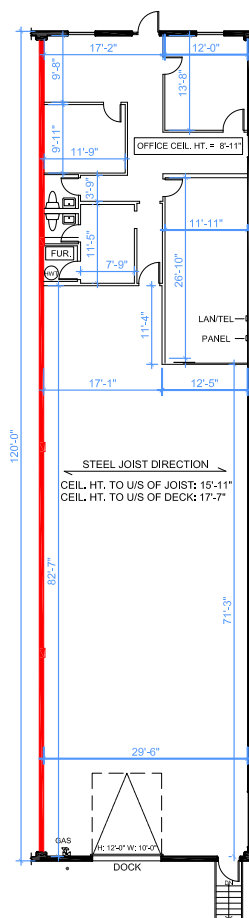
For leasing opportunities

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Dream Industrial REIT  
leasing.dream.ca

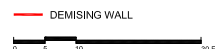


# Floor Plan



KEY PLAN

UNIT 4508  
 OCCUPANT AREA = 3,611 S.F.  
 OFFICE AREA (EXCLUDES FURNACE RM) = 1,214 S.F.  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO  
 THE BOMA INDUSTRIAL STANDARD  
 ANSI/BOMA Z65.2 2012 - METHOD A



Available area:	Loading:	Ceiling Height:	Power:
<b>3,611 SF</b>	<b>1 Dock Door</b>	<b>15'11"</b>	<b>100 Amps (120/208 Volts)</b>
Availability:	Rental Rates:	Operating Costs:	Zoning:
<b>July 1, 2026</b>	<b>Market Rates</b>	<b>CAM \$5.21 TAX \$3.73 (est. 2026)</b>	<b>I-G (Industrial General)</b>

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