

For Lease



3827 – 29 Street NE

Calgary, AB

- Available Upon 30 Days' Notice
- 13,106 SF
- 1,000 CFM MUA
- Warehouse bay with 2,938 sf of office space
- Additional 2,938 sf mezzanine
- Sprinklered
- T5 lighting
- Dock loading
 - (2) 10' x 10' - 1 w/manual dock leveler
 - (3) 6' x 6'
- Exposure onto 29 Street NE

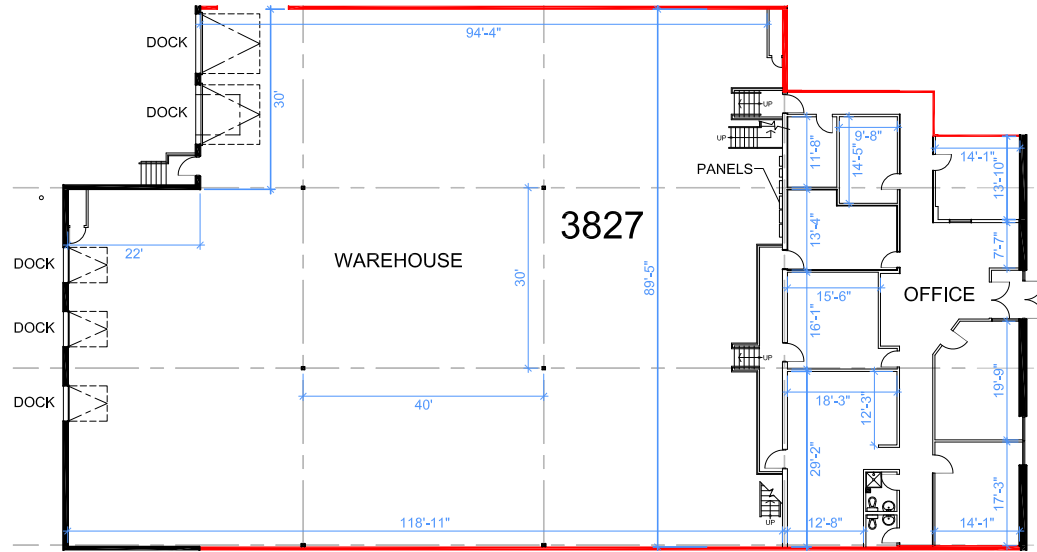


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



WAREHOUSE CLEAR HEIGHT = 18'-5"
 MEZZANINES EXCLUDED FROM SURVEY
 DEMISING WALL
 0 10 50 FT.

AREA SUMMARY	
	OCCUPANT AREA
3827 OFFICE	2,938 S.F.
3827 WAREHOUSE	10,168 S.F.
3827 TOTAL	13,106 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
13,106 SF	5 Dock Doors	18'5"	250 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
30 Days' Notice	Market Rates	CAM \$3.09 (Plus Mgmt Fee) TAX \$3.28 (est. 2026)	I-G (Industrial General)

Photos



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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