

For Lease



530 to 544 – 38A Avenue SE, Unit 540

Calgary, AB

- Available December 1, 2026
- 3,006 SF
- Warehouse bay with small office area, kitchenette
- 1 - 10'W x 12'H drive-in loading door
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

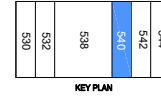
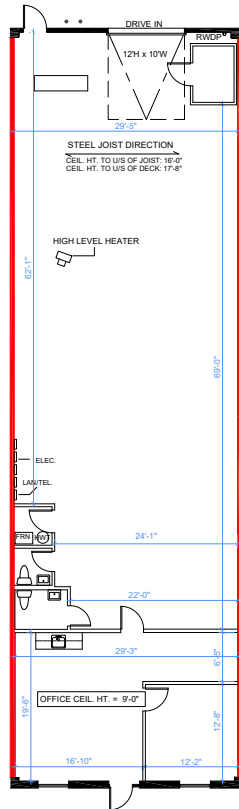


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

UNIT 540
OCCUPANT AREA = 3,006 S.F.
OFFICE AREA (EXCLUDES FURNACE RM) = 694 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD ANSIBOMA 255.2.2012 - METHOD A

Demising Wall

Available area:	Loading:	Ceiling Height:	Power:
3,006 SF	1 Drive-in Door	16'	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
December 1, 2026	Market Rates	CAM \$4.32 TAX \$3.22 (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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