

For Lease



530 to 544 – 38A Avenue SE, Unit 534 Calgary, AB

- Available May 1, 2026
- 2,997 SF
- Flex bay
- Showroom, 2 private offices, 2 washrooms
- 12' x 10' drive-in loading
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

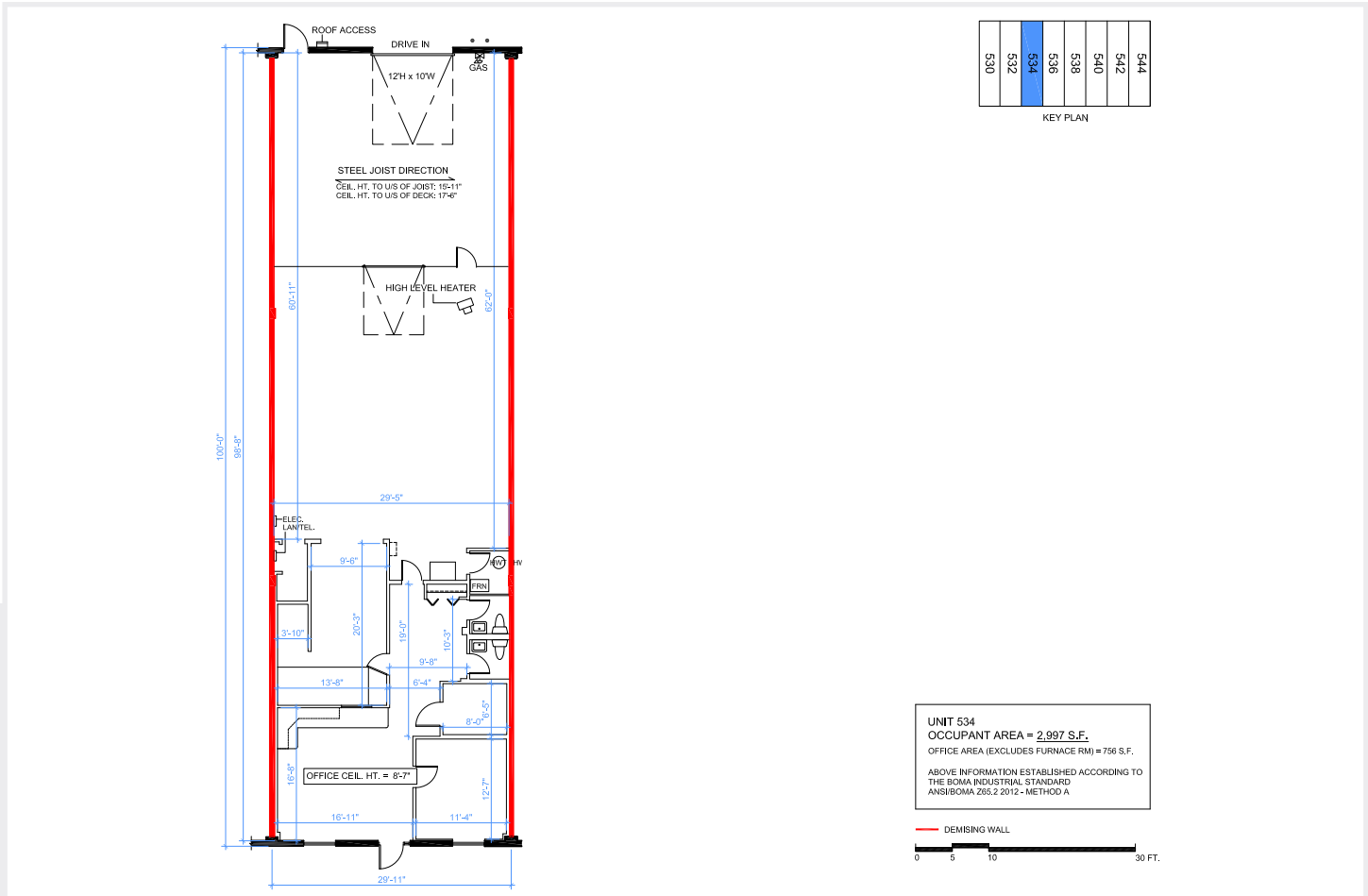


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
2,997 SF	1 Drive-in Door	15'11"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
May 1, 2026	Market Rates	CAM \$3.56 TAX \$2.84 (est. 2025)	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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