

For Lease



4620 to 4640 – 11 Street NE, Unit 4636

Calgary, AB

- Available December 1, 2026
- 1,919 SF
- Warehouse bay with 1 private office, showroom, 2 washrooms
- 1 drive-in loading door

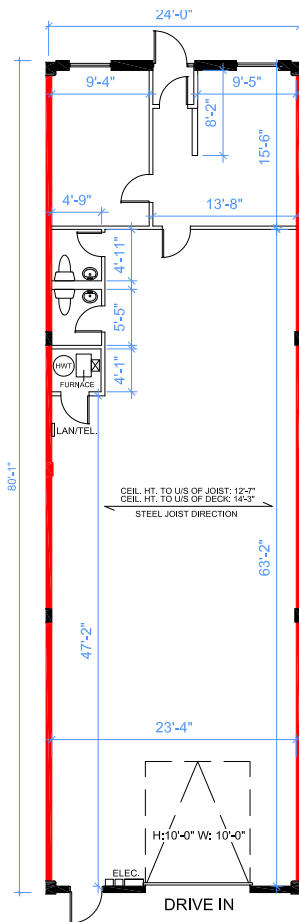


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



4620	4622	4624	4626	4628	4630	4632	4634	4636	4638	4640
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KEY PLAN

UNIT 4636
 OCCUPANT AREA = 1,919 S.F.
 OFFICE AREA (EXCLUDES FURNACE RM) = 445 S.F.
 ABOVE INFORMATION ESTABLISHED ACCORDING TO
 THE BOMA INDUSTRIAL STANDARD
 ANSI/BOMA Z65.2 2012 - METHOD A

DEMISING WALL

0 5 15 FT.

Available area:	Loading:	Ceiling Height:	Power:
1,919 SF	1 Drive-in Door	12'7"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
December 1, 2026	Market Rates	CAM \$5.02 TAX \$4.20 (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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