

For Lease

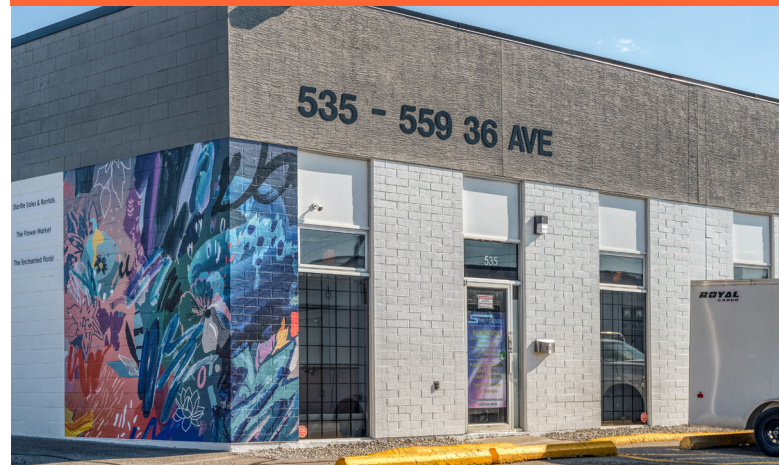


535 to 561 – 36 Avenue SE, Unit 553-561

Calgary, AB

- Available August 1, 2026
- 16,091 SF
- Large warehouse with small office portion
- 4 dock loading doors
- Additional 1,652 sf of fully built-out mezzanine with private offices, kitchenette, 2 washrooms
- Storage mezzanine
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

IDEAL FOR BULK STORAGE AND DISTRIBUTION



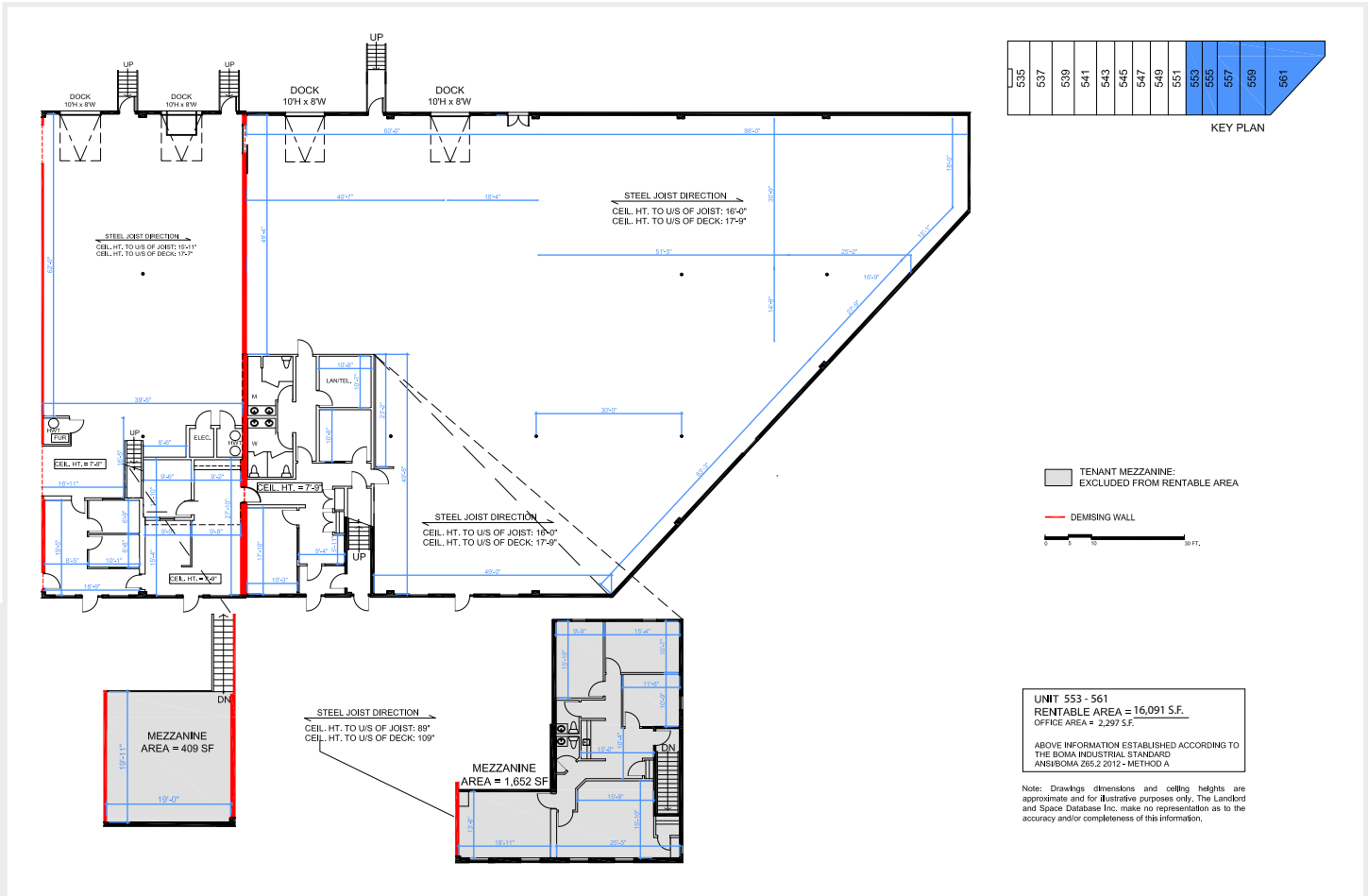
Quick access to Macleod Trail, Deerfoot Trail and Blackfoot Trail. Short 10 minute commute to downtown Calgary.

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
16,091 SF	4 Dock Doors	16'	590 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
August 1, 2026	Market Rates	CAM \$5.12 TAX \$3.17 (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.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX:DIR.UN) as well as several private vehicles.