

For Lease



1139 to 1165 – 40 Avenue NE, Unit 1159

Calgary, AB

- Available August 1, 2026
- 4,114 SF
- 5,000 CFM MUA
- 2 private offices, washrooms, open area, boardroom
- 12'W x 14'H drive-in loading door

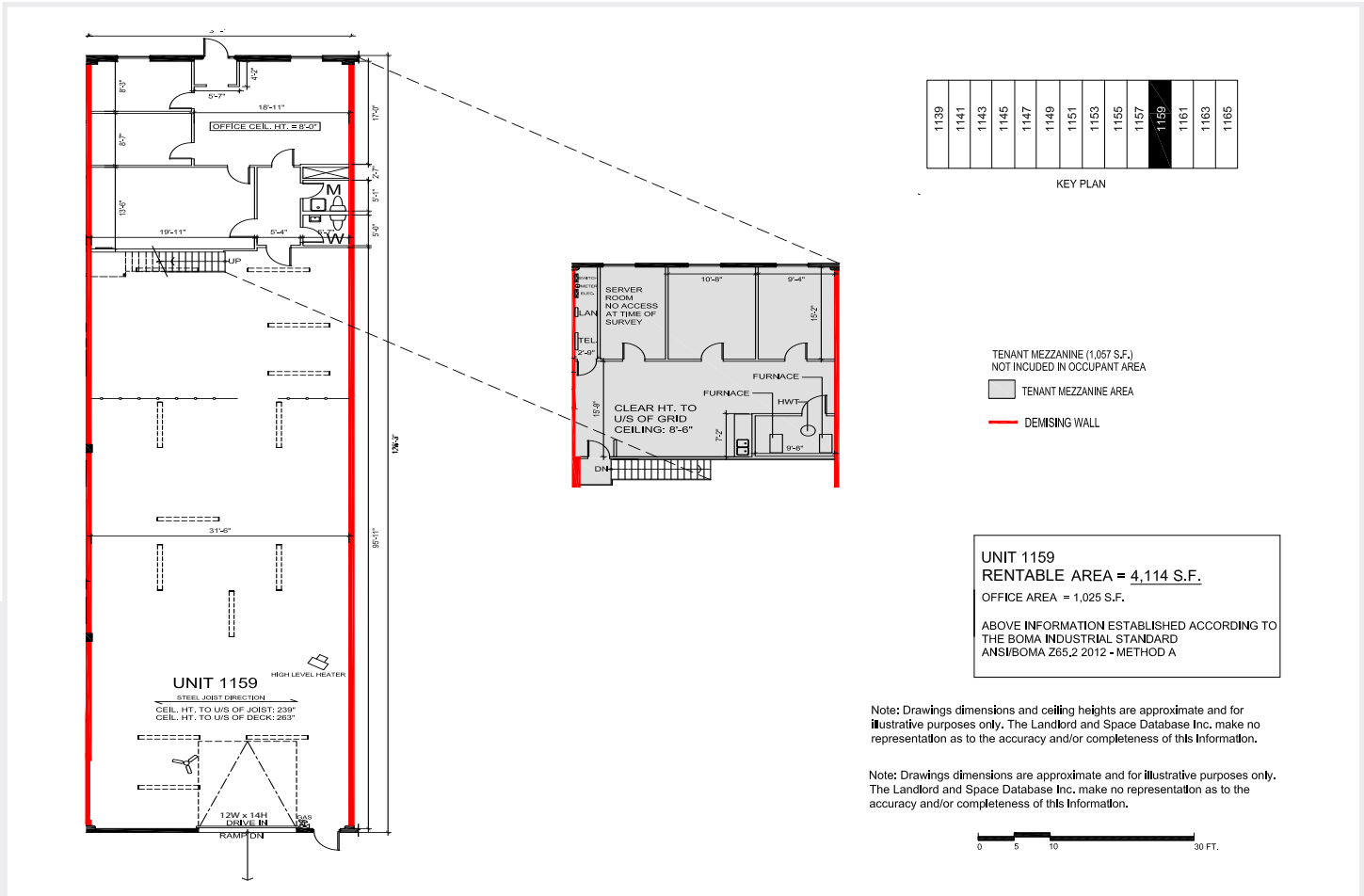


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
4,114 SF	1 Drive-in Door	23'9"	200 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
August 1, 2026	Market Rates	CAM \$3.73 TAX \$3.62 (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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