

For Lease



# 535 to 561 – 36 Avenue SE, Unit 551-555

## Calgary, AB

- Available August 1, 2026
- 6,441 SF
- Warehouse bay with small office portion
- Landlord shall construct base building washrooms
- Storage mezzanine
- 3 dock loading doors
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

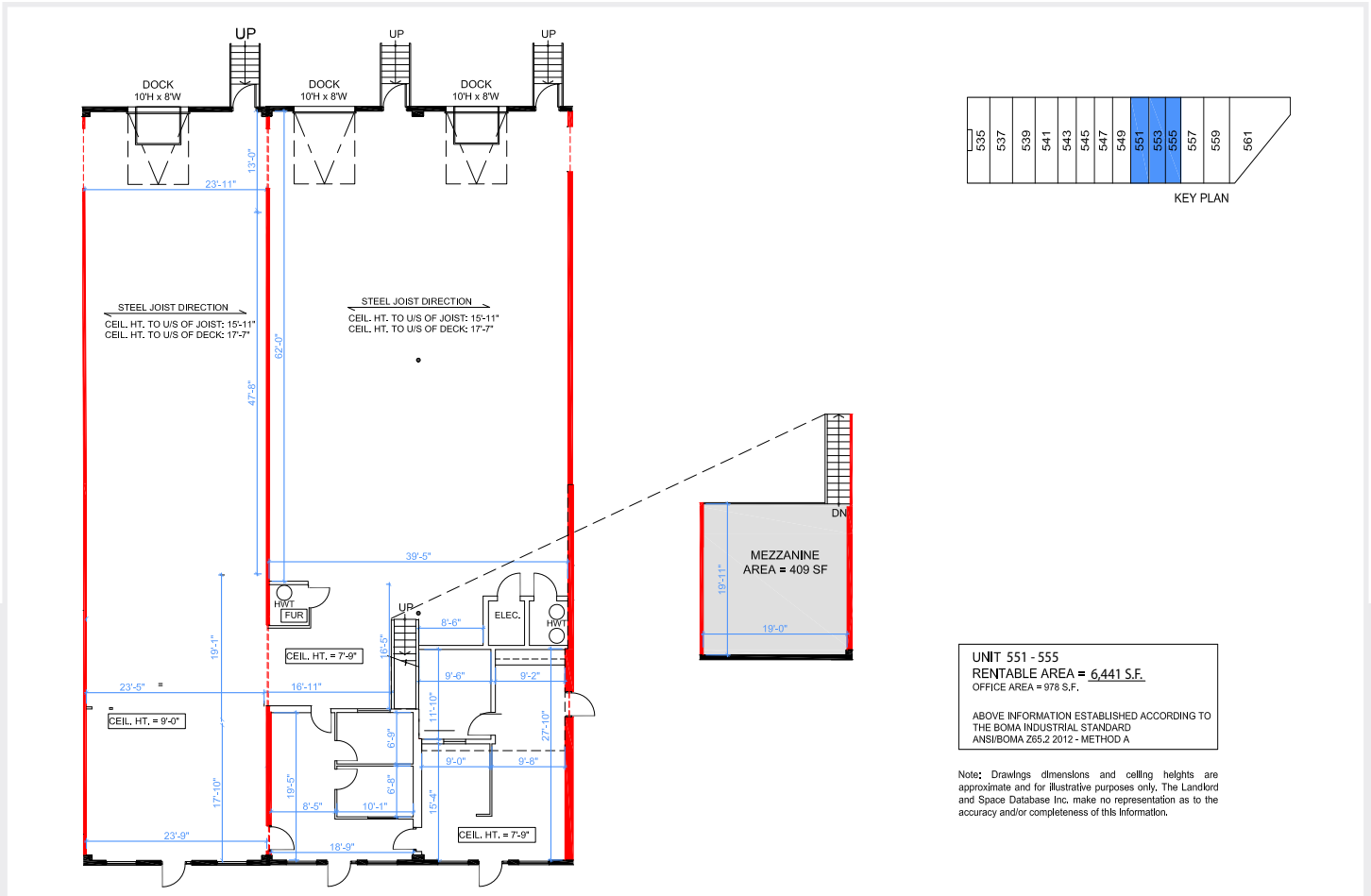


For leasing opportunities

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Dream Industrial REIT  
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# Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
<b>6,441 SF</b>	<b>3 Dock Doors</b>	<b>15'11"</b>	<b>290 Amps (120/208 Volts)</b>
Availability:	Rental Rates:	Operating Costs:	Zoning:
<b>August 1, 2026</b>	<b>Market Rates</b>	<b>CAM \$5.12 TAX \$3.17 (est. 2026)</b>	<b>I-G (Industrial General)</b>

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