

For Lease



# 7003 – 5 Street SE, Unit D

## Glenmore Business Park | Calgary, AB

- Available December 1, 2026
- 2,740 SF
- Flex bay with a near-even split of office and warehouse
- Additional 1,280 sf of built-out mezzanine office space
- 1 - 10'W x 12'H drive-in loading door
- Great exposure to Glenmore Trail and Blackfoot Trail

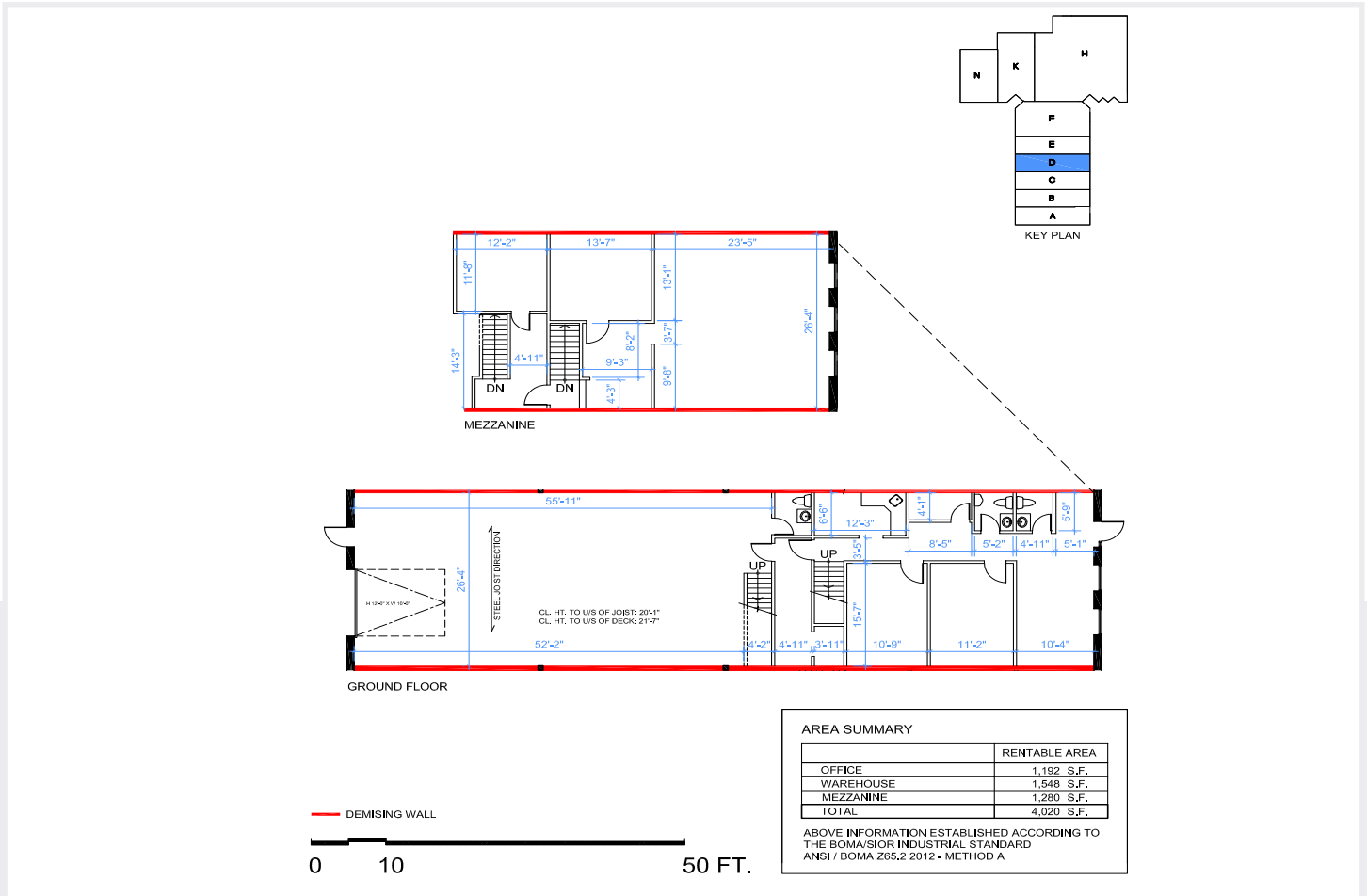


For leasing opportunities

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Dream Industrial REIT  
[leasing.dream.ca](http://leasing.dream.ca)

# Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
<b>2,740 SF</b>	<b>1 Drive-in Door</b>	<b>20'1"</b>	<b>100 Amps (120/208 Volts)</b>
Availability:	Rental Rates:	Operating Costs:	Zoning:
<b>December 1, 2026</b>	<b>Market Rates</b>	<b>CAM \$5.40 TAX \$2.86 (est. 2026)</b>	<b>I-G (Industrial General)</b>

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.

# Photos



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