

For Lease

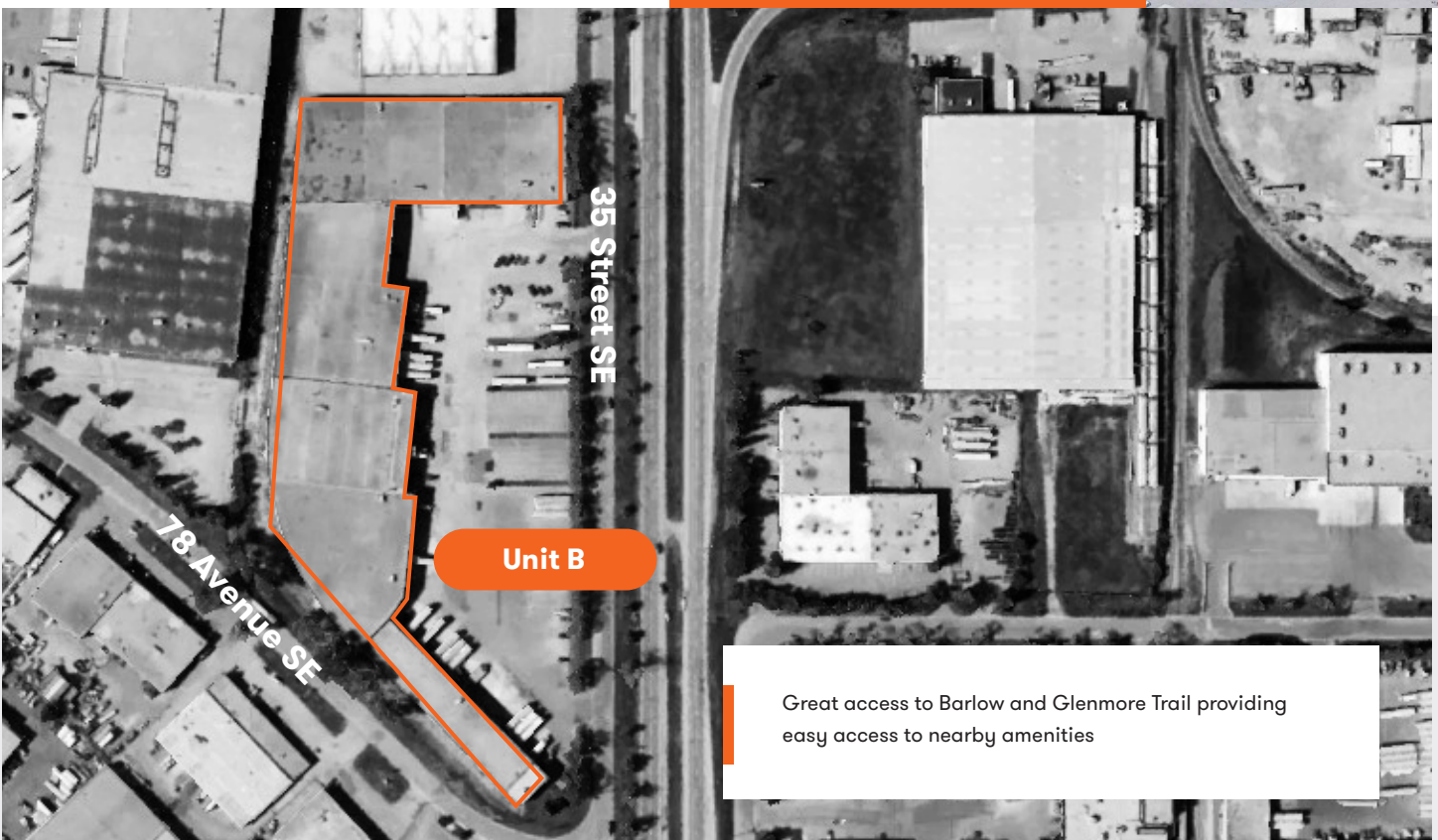


# 7803 – 35 Street SE, Unit B

## Calgary, AB

- Available Immediately
- 16,076 SF
- 8,050 CFM MUA
- LED lighting upgrade
- 2 dock loading doors with indicator lights, new bumper pads & seals
- 4 trailer parking stalls

### Warehouse/Distribution Space



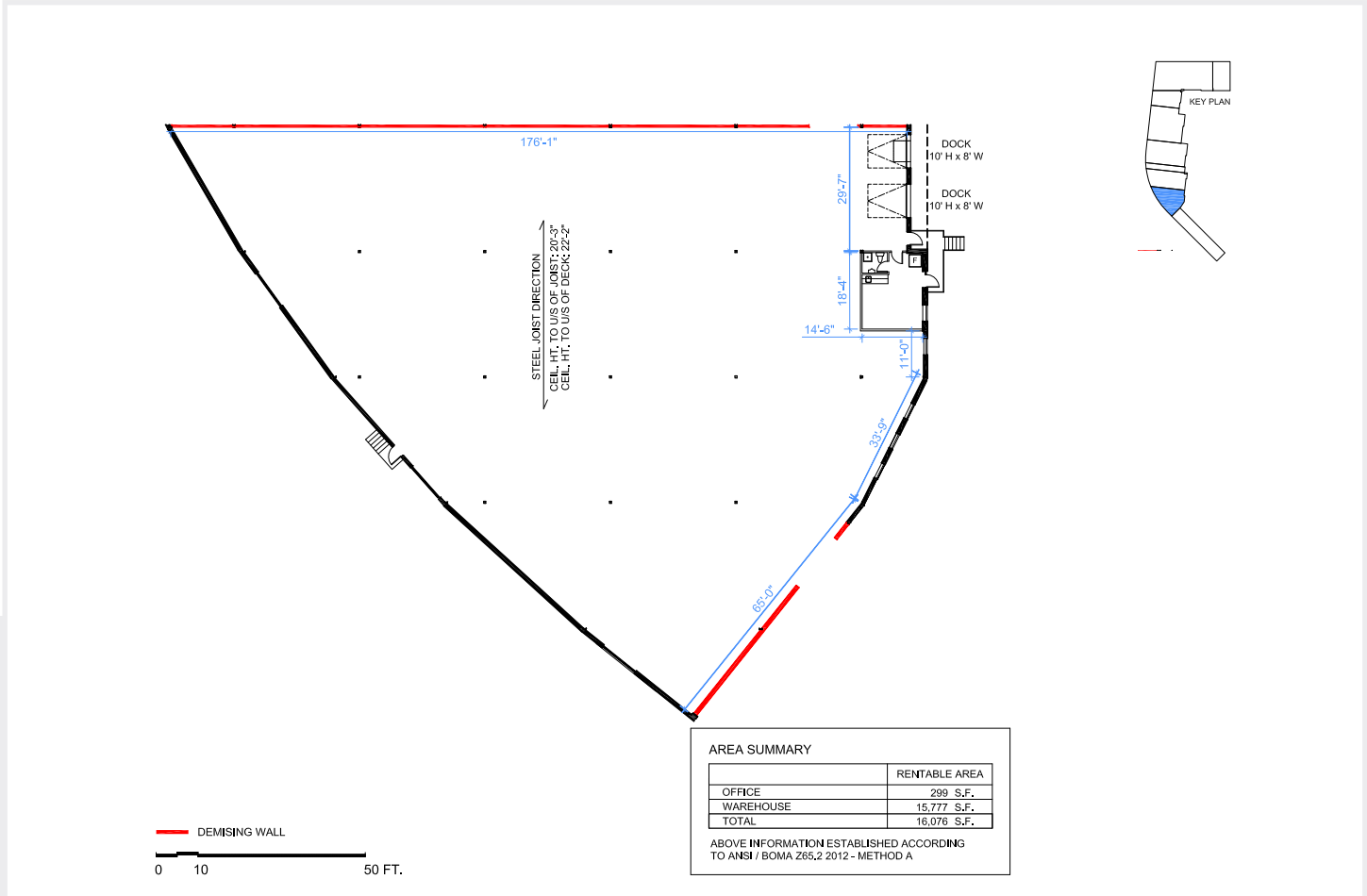
Great access to Barlow and Glenmore Trail providing easy access to nearby amenities

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:
16,076 SF	2 Dock Doors	20'3"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Immediately	Market Rates	CAM \$3.49 TAX \$2.67 (est. 2026)	I-G (Industrial General)

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