

For Lease



4504 to 4576 – 14 Street NE, Unit 4526

Calgary, AB

- Available January 1, 2027
- 1,449 SF
- Warehouse bay with 1 private office, large showroom, 2 washrooms
- Compartment sump
- Oversized drive-in loading door
- 12'W x 14'H

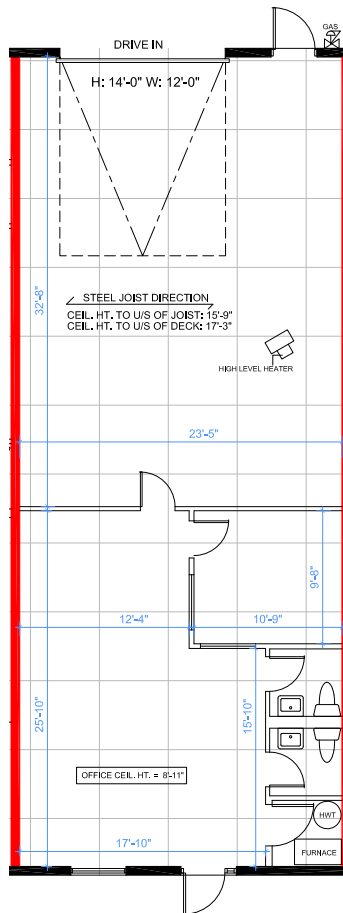


For leasing opportunities

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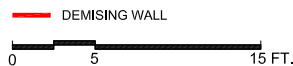
Dream Industrial REIT
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Floor Plan



4504	4506	4508	4510	4512	4514	4516	4518	4520	4522	4524	4526	4528	4530	4532	4534	4536	4538	4540
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KEY PLAN



UNIT 4526
RENTABLE AREA = 1,449 S.F.
OFFICE AREA = 638 S.F.
ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA INDUSTRIAL STANDARD
ANSI/BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
1,449 SF	1 Drive-in Door	15'9"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
January 1, 2027	Market Rates	CAM \$4.56 TAX \$4.02 (est. 2026)	I-G (Industrial General)

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