

For Lease

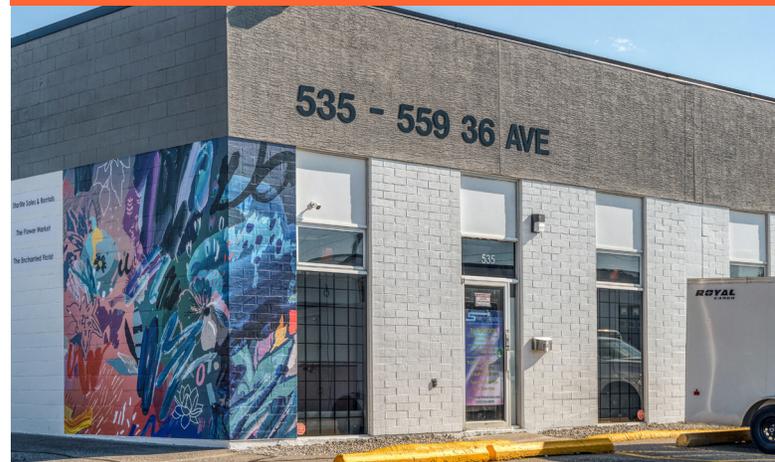


# 535 to 561 – 36 Avenue SE, Units 537-561

## Calgary, AB

- Available August 1, 2026
- 37,204 SF
- Warehouse with small office portion
- Additional 1,652 sf of fully built-out mezzanine with private offices, kitchenette, 2 washrooms
- 11 dock loading doors, 1 drive-in door
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

IDEAL FOR BULK STORAGE AND DISTRIBUTION



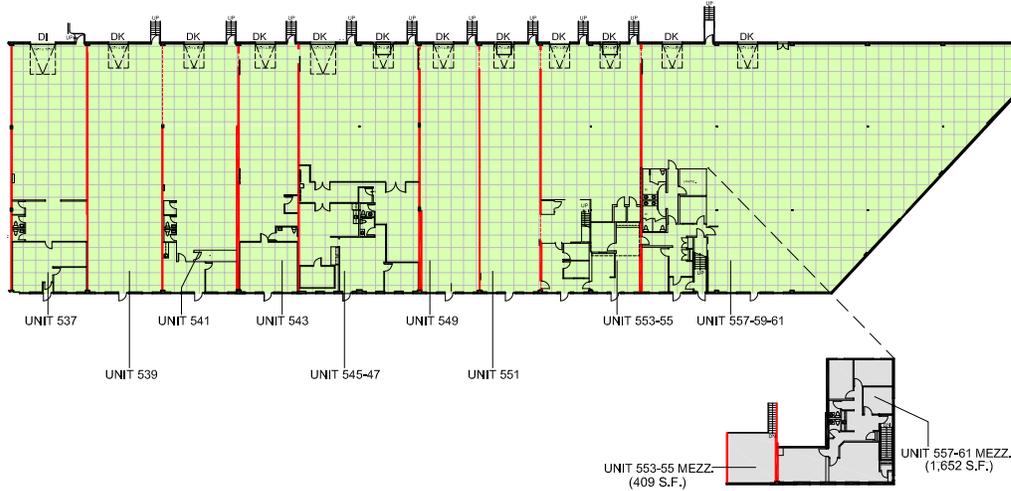
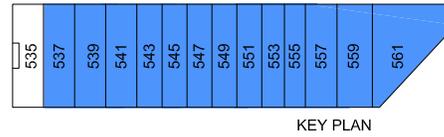
Quick access to Macleod Trail, Deerfoot Trail and Blackfoot Trail. Short 10 minute commute to downtown Calgary.

For leasing opportunities

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Dream Industrial REIT  
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# Floor Plan



TENANT MEZZANINES: EXCLUDED FROM BOMA CALCULATION  
 DEMISING WALL



**Units 537 - 561**  
 RENTABLE AREA = 37,204 S.F.  
 OFFICE AREA = 4,575 S.F.  
  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD ANSI/BOMA Z65.2 2012 - METHOD A

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

Available area:	Loading:	Ceiling Height:	Power:
<b>37,204 SF</b>	<b>11 Dock Doors 1 Drive-in Door</b>	<b>15'11"</b>	<b>1200 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>

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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