

For Lease

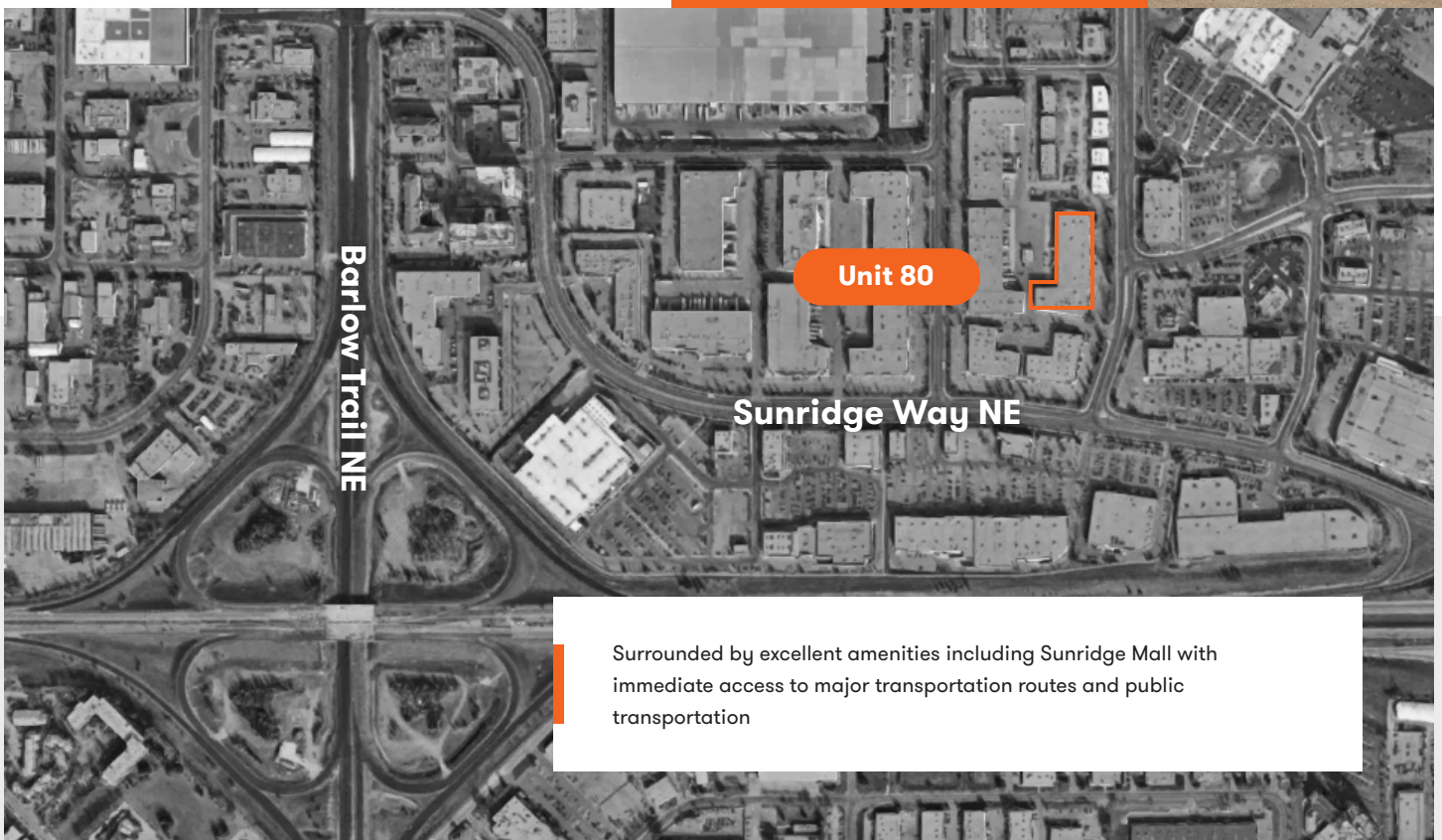


# 2151 – 32 Street NE, Unit 80

## Calgary, AB

- Available May 1, 2025
- 9,402 SF
- **4,000 CFM MUA installed**
- End cap unit with ample parking in front of the premises
- Small, fully built out office portion
- 2 dock loading doors
- Located in the well-established Sunridge Business Park

ZONED FOR RECREATIONAL USE



Unit 80

Sunridge Way NE

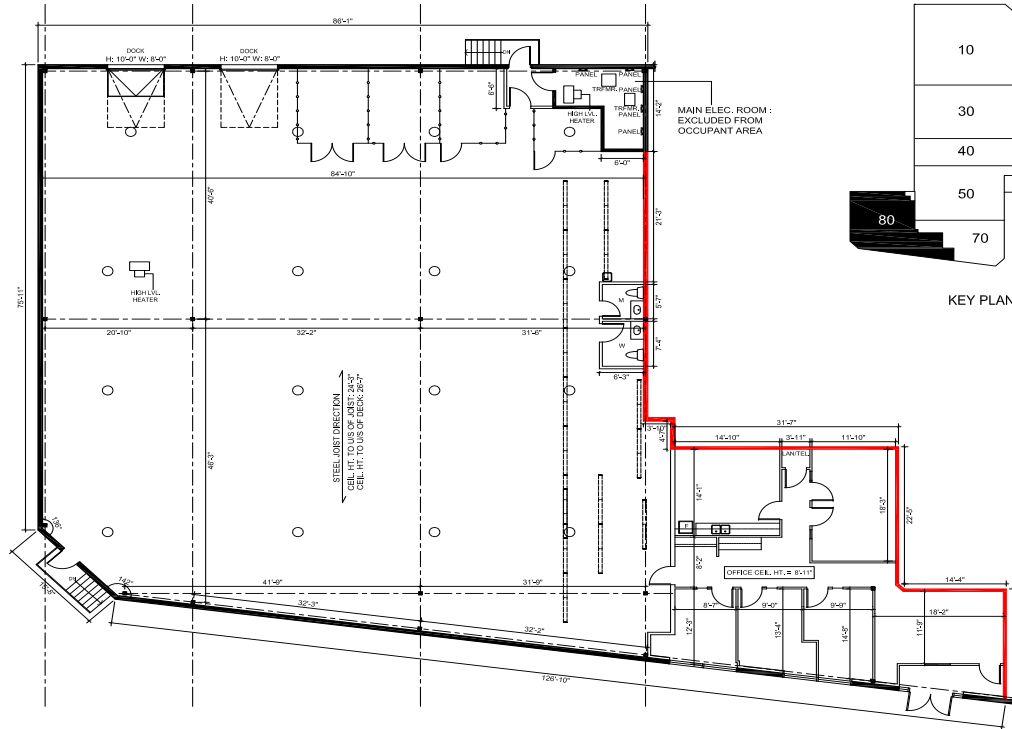
Surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

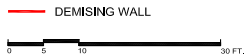
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# Floor Plan



Note: Drawing 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.



**UNIT 80**  
**RENTABLE AREA = 9,402 S.F.**  
**OFFICE AREA = 1,466 S.F.**  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD ANSI/BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
<b>9,402 SF</b>	<b>2 Dock Doors</b>	<b>24'3"</b>	<b>60 Amps (347/600 Volts)</b>
Availability:	Rental Rates:	Operating Costs:	Zoning:
<b>May 1, 2025</b>	<b>Market Rates</b>	<b>CAM \$3.71 TAX \$4.27 (est. 2024)</b>	<b>D-C (Direct Control)</b>