

For Lease

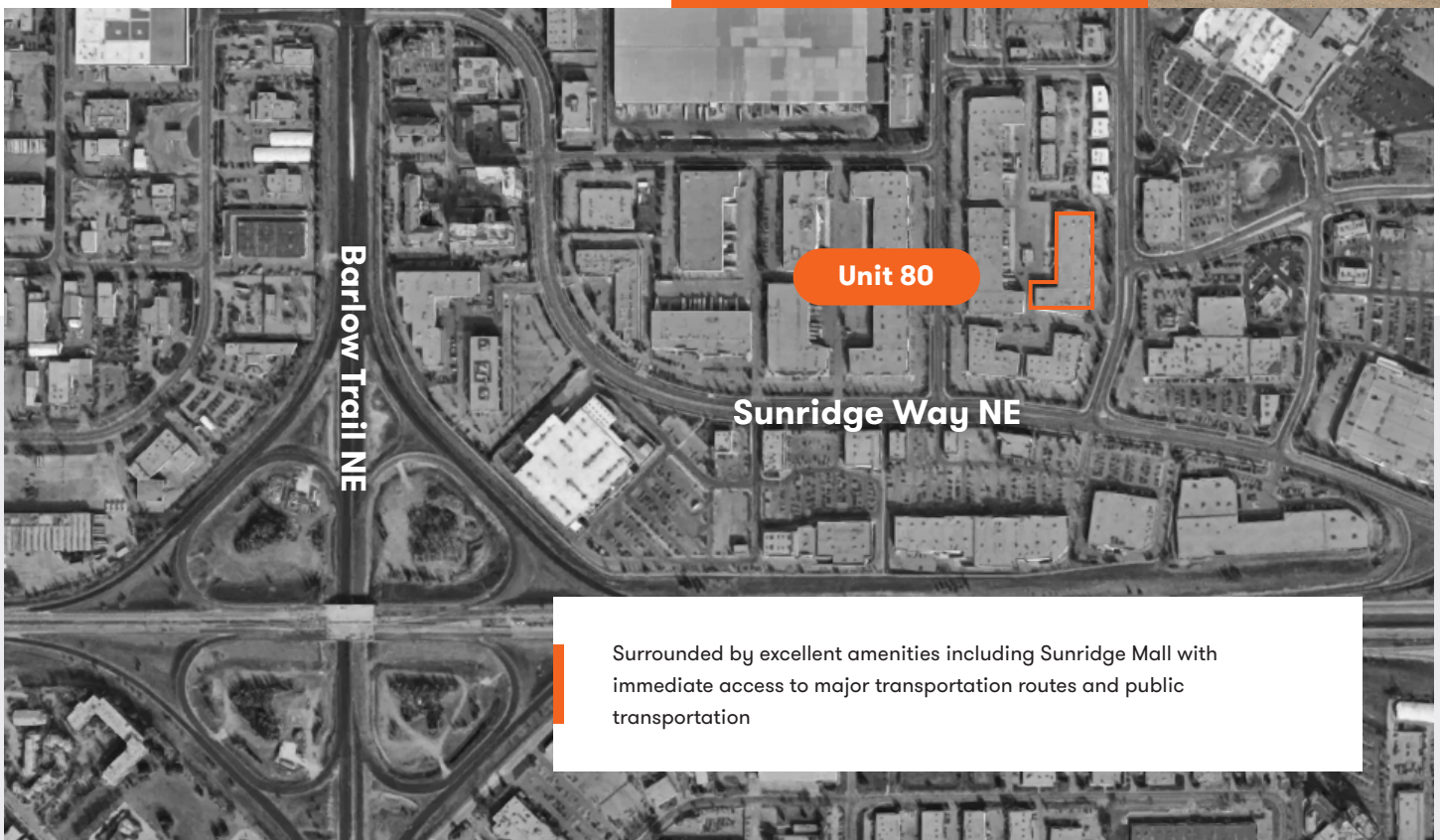


2151 – 32 Street NE, Unit 80

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



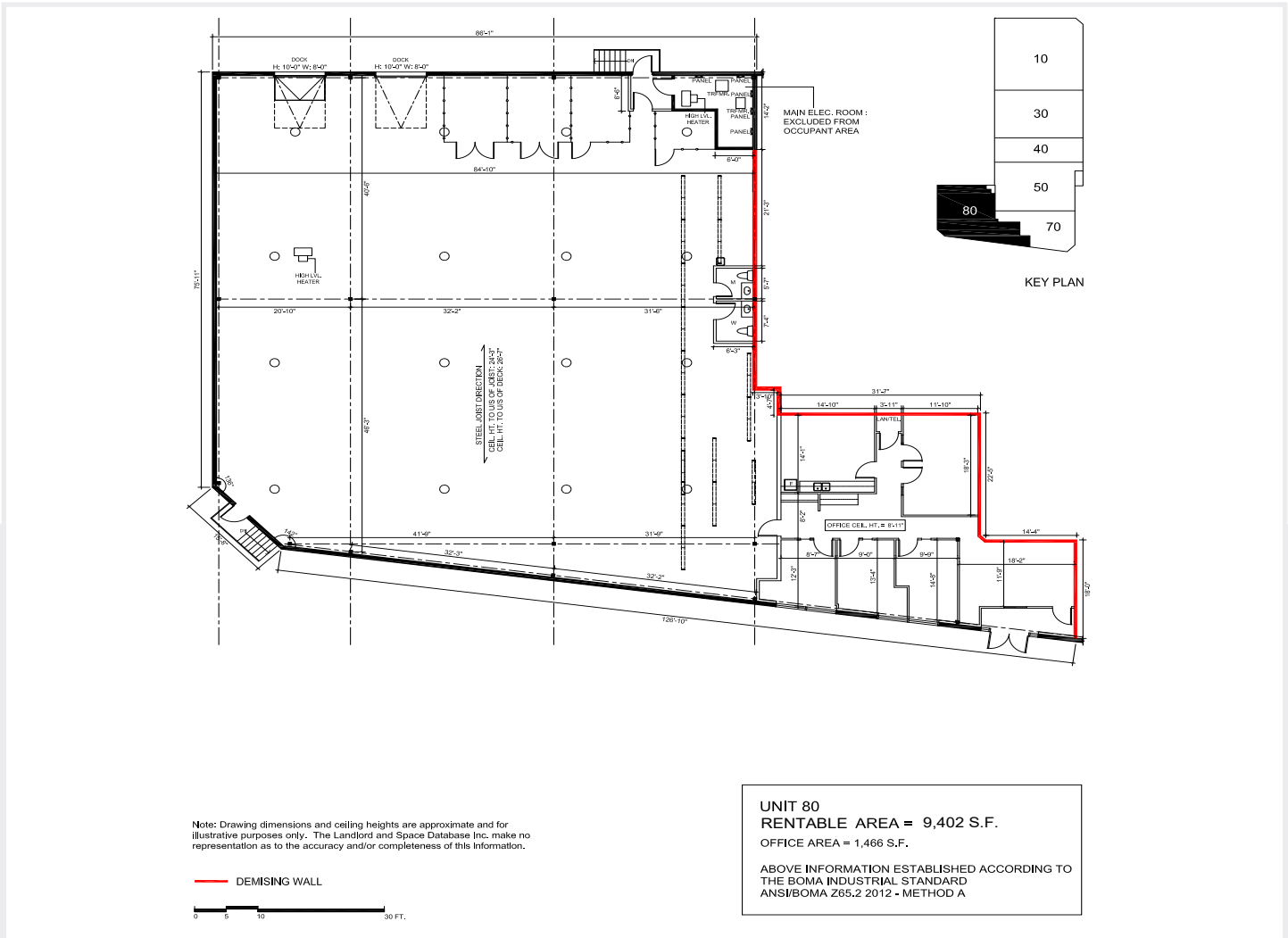
Surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



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