

For Lease



6980 – 108 Avenue SE, Unit 40

Calgary, AB

- Available October 1, 2026
- 173,423 SF
- Warehouse/Distribution Space
- Demising options available
- ESFR Sprinkler system
- Office: meeting room, boardroom, kitchen/lunchroom, 3 private offices and barrier-free washrooms
- Warehouse: motion sensor LED's throughout
- 23 dock loading doors with dock levelers and vehicle restraints, 1 drive-in door

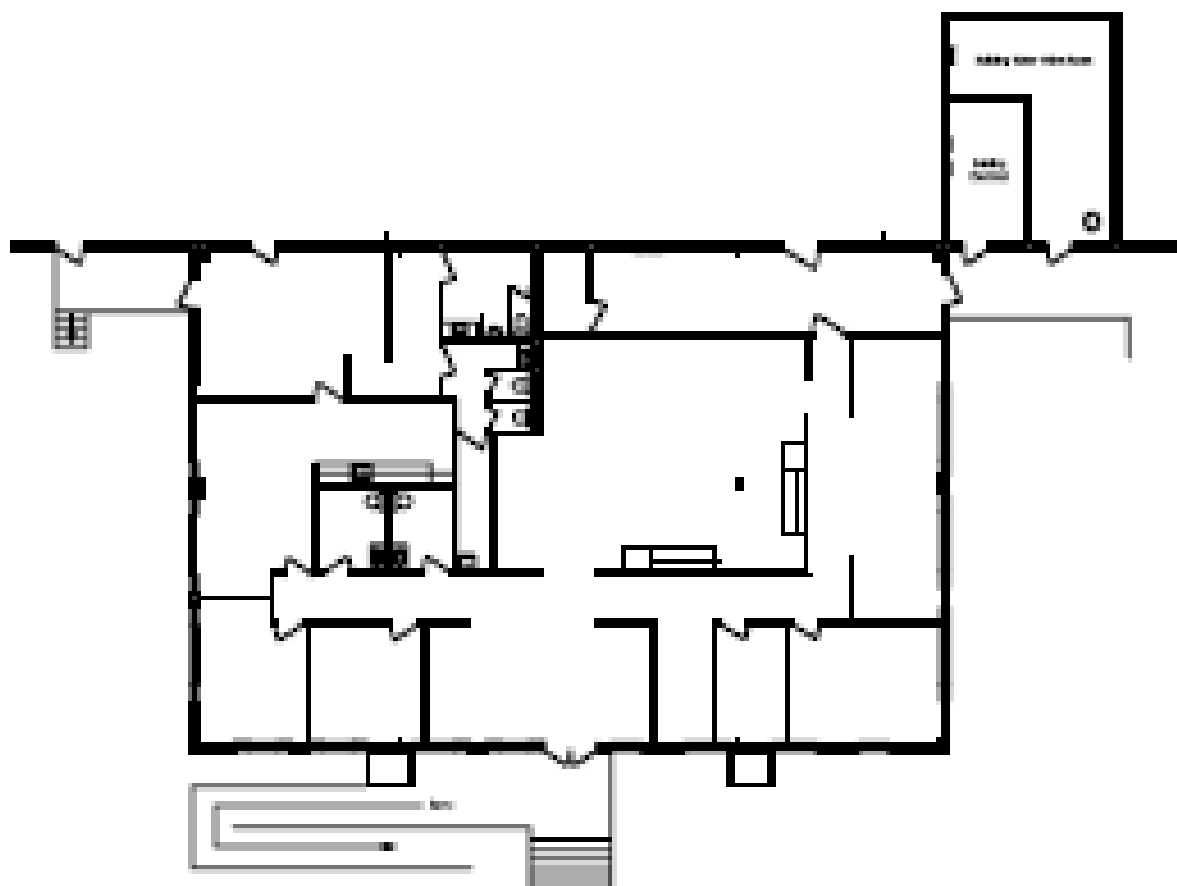


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
173,423 SF	23 Dock Doors 1 Drive-in Door	28'	1600 Amps (TBD)
Availability:	Rental Rates:	Operating Costs:	Zoning:
October 1, 2026	Market Rates	CAM \$1.63 TAX \$3.01 (est. 2026)	I-G (Industrial General)

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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