

For Lease



6075 – 86 Avenue SE, Unit 2

Calgary, AB

- Available March 1, 2026
- 94,038 SF
- Motion sensor LEDs
- ESFR sprinkler system
- 7,200 CFM MUA
- (18) 8 x 10 dock doors - 30,000 lbs automatic levelers
- (1) 12 x 14 drive-in door
- Trailer parking/outside storage available

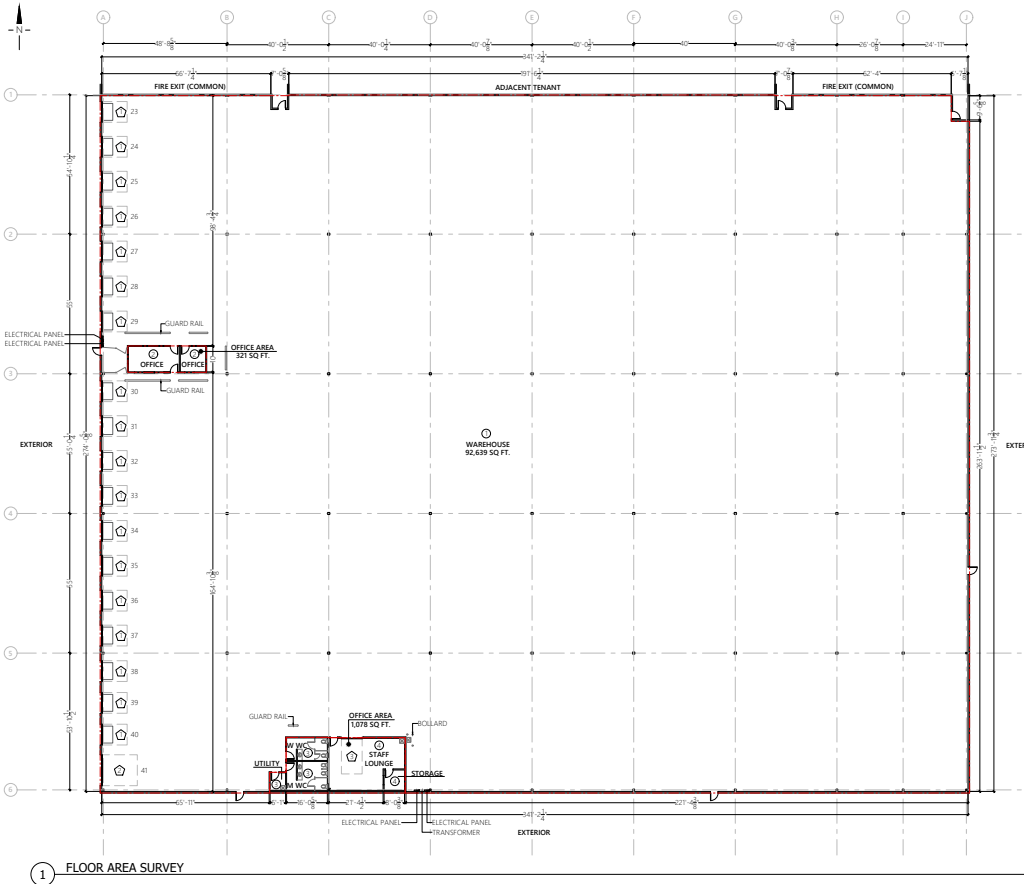


For leasing opportunities

Ford Williams, Director, Portfolio Management
403.700.9794 | fwilliams@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



#2

6075
86 AV SE
CALGARY, AB

PREPARED FOR:



MEASUREMENT STANDARD:

ANSI/BOMA Z65.2-2025

LAND USE:

I-G

OCCUPANT AREA:

94,038 SQ FT.

CERTIFICATE:

WE VISITED 6075 86 AV SE TENANT SPACE #2 ON 28/01/2026 TO CONFIRM THE CONSTRUCTED AREA. MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD. MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS - EXCLUSIVE OF DECORATIVE PROJECTIONS, THE TENANT SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA OR "MAJOR VERTICAL PENETRATIONS" AND THE CENTRE OF ANY EXISTING WALLS. WE VERIFY THE "OCCUPANT AREA" OF THE PREMISES TO BE 94038 SQUARE FEET.

CEILING HEIGHTS:

CEILING HEIGHT: 31'-7" AFF (METAL DECKING)

28'-2" AFF (METAL C/W)

28'-2" AFF (METAL BEAMS)

CEILING HEIGHT: 9'-0" AFF (GIA ACOUSTIC TILE)

CEILING HEIGHT: 9'-0" AFF (DRYWALL)

CEILING HEIGHT: 9'-0" AFF (GIA ACOUSTIC TILE)

OVERHEAD DOORS:

GVH DOOR W/ LEVELER 8'-2" W 30'-0" H

GVH DOOR 12'-0" W 14'-0" H

GVH DOOR 8'-2" W 30'-0" H

Jordan Sages 30/01/2026
JORDAN SAGES
PRINCIPAL OPERATIONS

SURVEYED BY: CS PREPARED BY: CB

DRAWING TITLE: FLOOR AREA SURVEY

SURVEY DATE: 28/01/26 SHEET: AB-A01

PROJECT NUMBER: 5218

As Built
MEASURING SERVICES
+1 (877) 374-0000 info@asbuiltmeasuring.com

1 FLOOR AREA SURVEY

1/8" = 1'-0"

Available area:	Loading:	Ceiling Height:	Power:
94,038 SF	18 Dock Doors 1 Drive-in Door	28'	1000 Amps
Availability:	Rental Rates:	Operating Costs:	Zoning:
March 1, 2026	Market Rates	CAM \$1.30 (Plus Mgmt Fee) UTILITIES \$1.29 TAX \$2.22 (est. 2026)	I-G (Industrial General)

Photos



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.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX:DIR.UN) as well as several private vehicles.