

For Lease

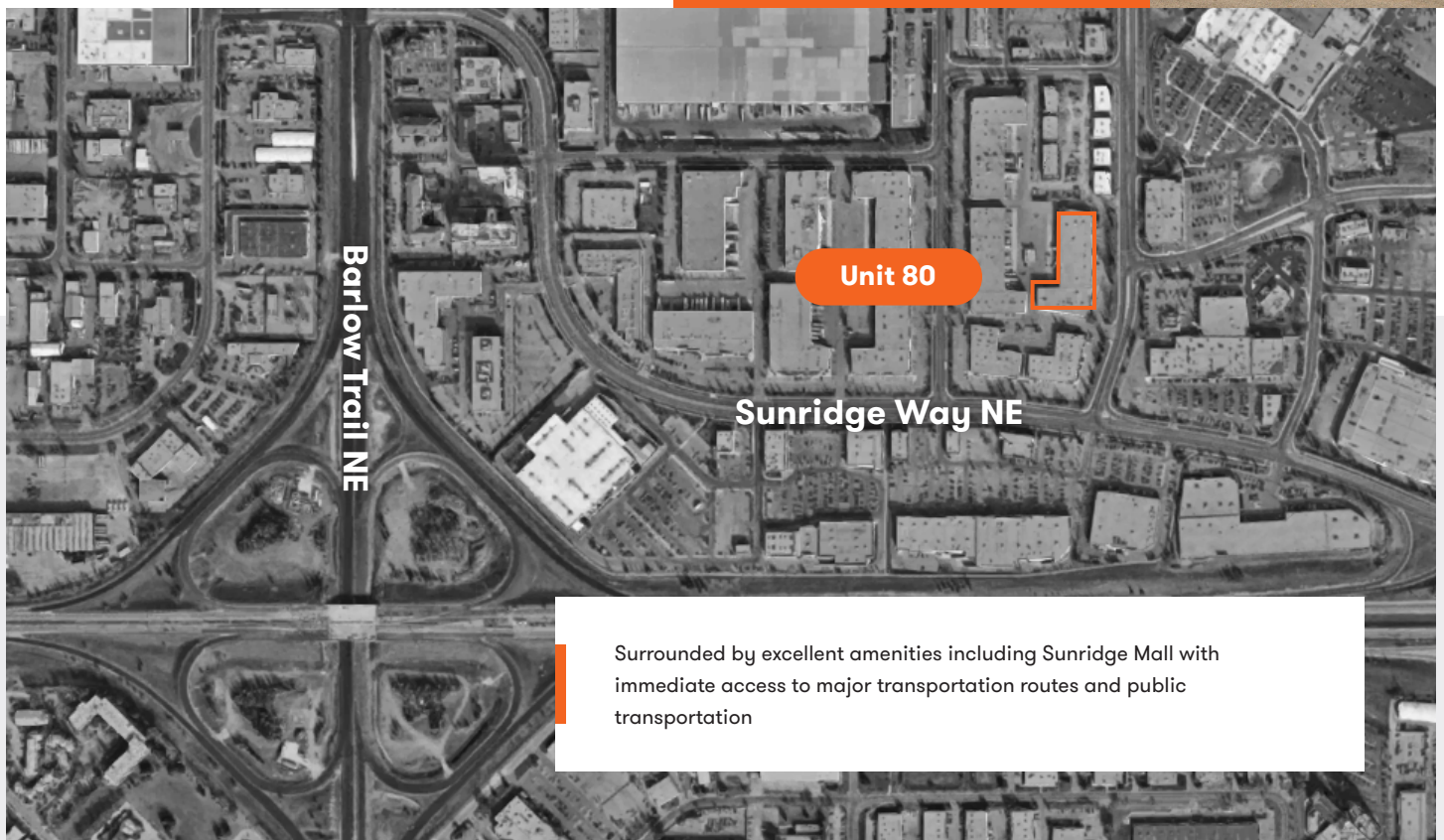


# 2151 – 32 Street NE, Unit 80

## 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

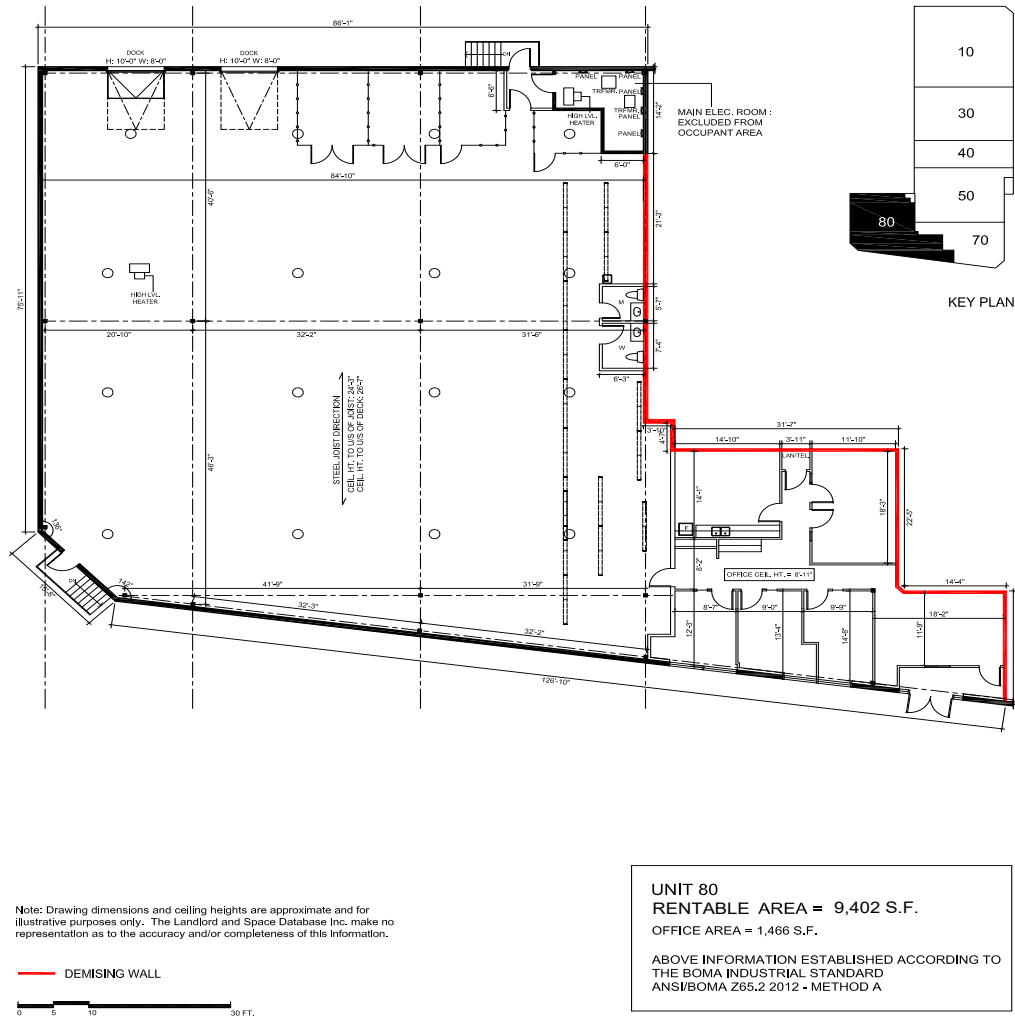
Surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

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Dream Industrial REIT  
leasing.dream.ca

# Floor Plan



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 \$3.50 TAX \$4.48 (est. 2025)</b>	<b>DC (Direct Control) 47Z95 Site 2</b>