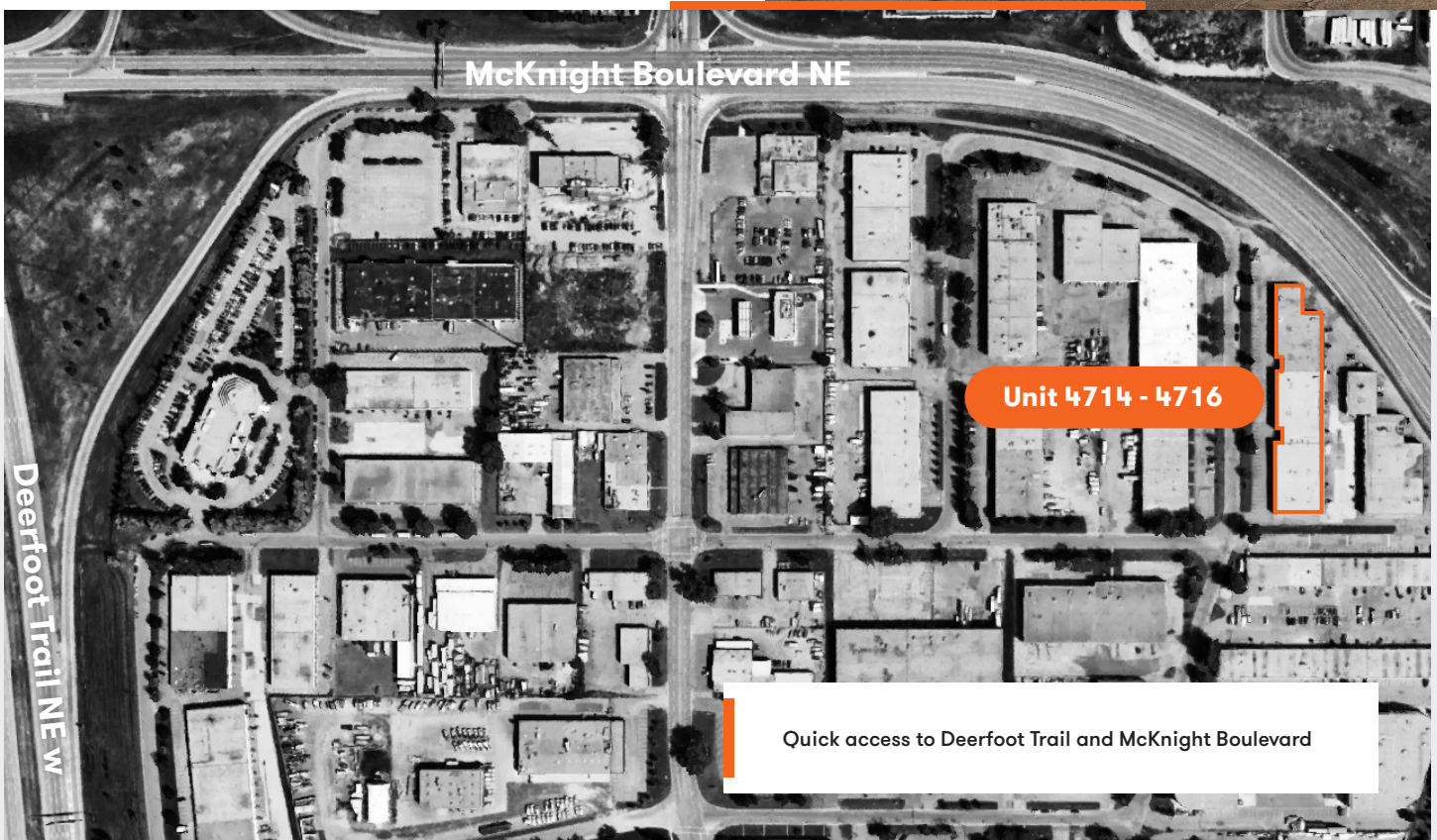


For Lease



4710 to 4760 – 14 Street NE, Unit 4714 - 4716 Calgary, AB

- Availability Negotiable
- 6,002 SF
- 2,262 sf of office space consisting of 1 large office, kitchen/lunchroom area, large open showroom/workspace area and 2 washrooms
- Warehouse with 2 - 12' x 10' loading dock doors

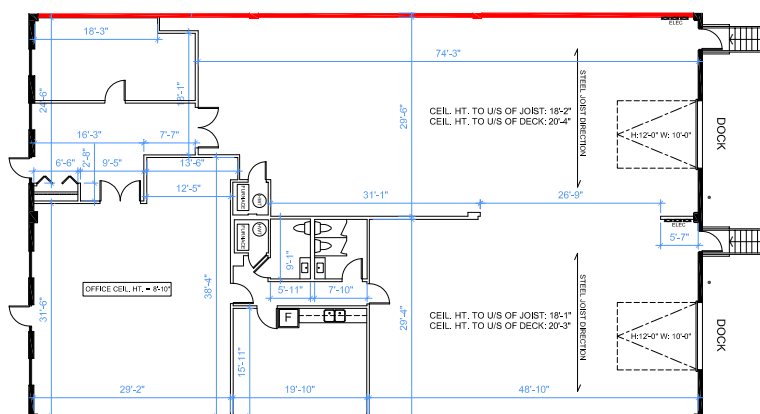


For leasing opportunities

Ronna Herman, Leasing
Representative
403.689.8621 | rherman@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



4740
4736
4734
4732
4730
4728
4726
4724
4722
4720
4718
4714-16
4712
4710

KEY PLAN

UNIT 4714-16
 RENTABLE AREA = 6,002 S.F.
 OFFICE AREA = 2,262 S.F.
 (OFFICE AREA EXCLUDES FURNACE ROOM)
 ABOVE INFORMATION ESTABLISHED ACCORDING TO
 THE BOMA INDUSTRIAL STANDARD
 ANSI/BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
6,002 SF	2 Dock Doors	18'2"	200 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Negotiable	Market Rates	CAM \$5.00 TAX \$3.16 (est. 2025)	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.

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.