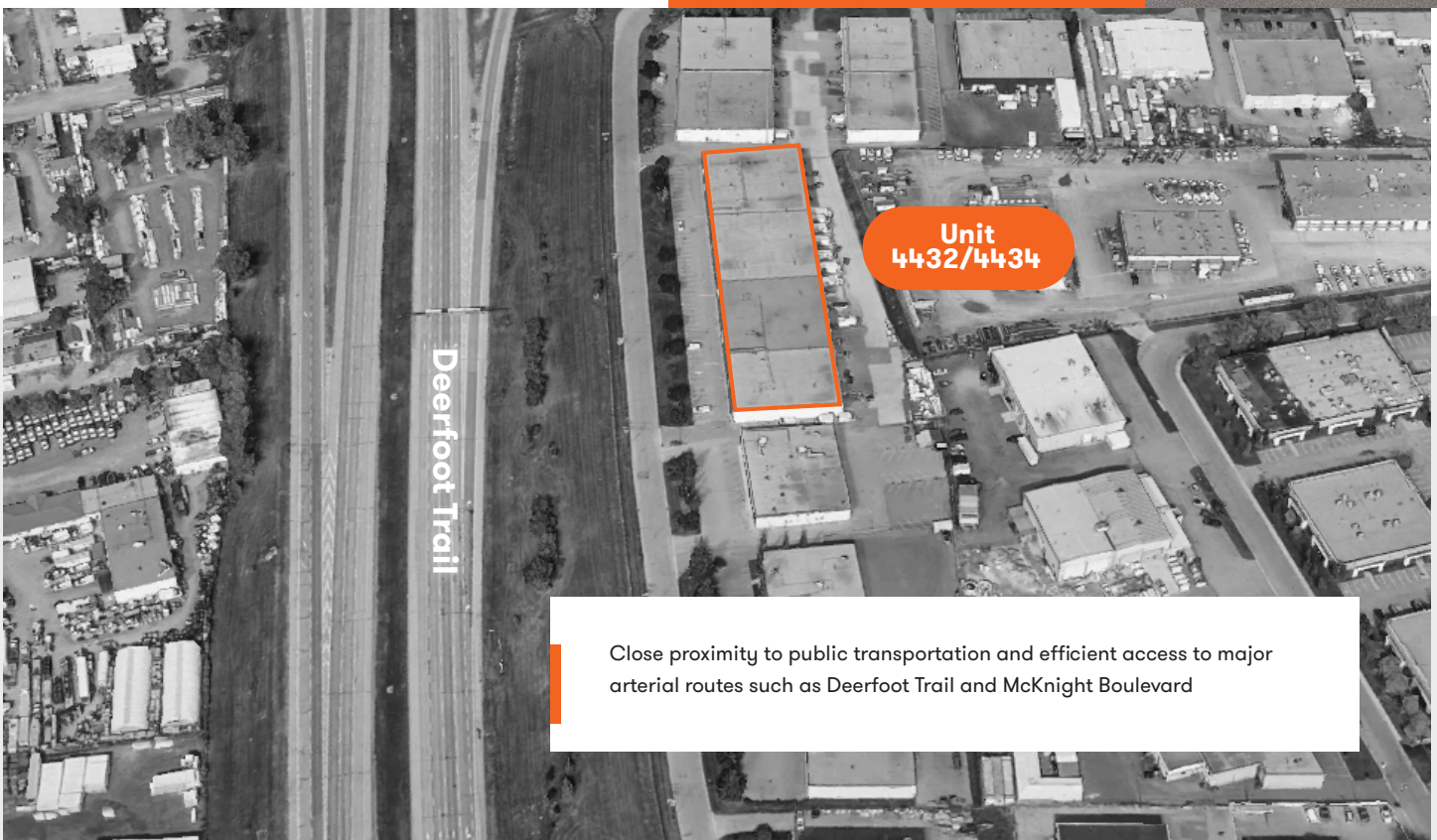


For Lease



# 4402 to 4434 – 10 Street NE, Unit 4432/4434 Calgary, AB

- Availability Negotiable
- 5,729 SF
- End cap bay
- Open space concept
- 2 private offices, 2 washrooms, kitchenette
- 2 dock loading doors, 1 small loading dock on side



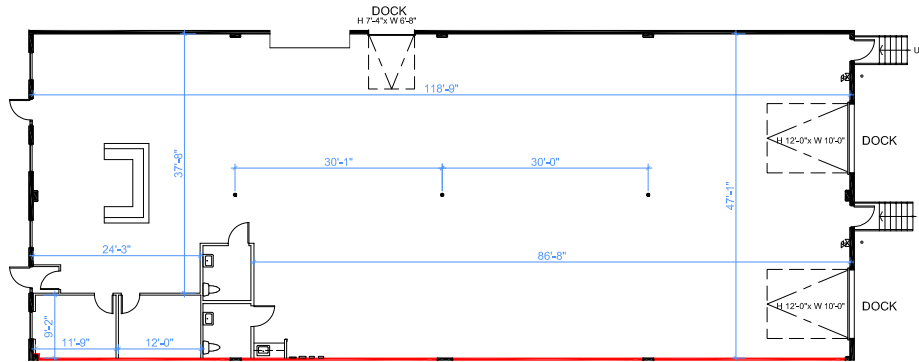
Close proximity to public transportation and efficient access to major arterial routes such as Deerfoot Trail and McKnight Boulevard

For leasing opportunities

Melinda Richards, Manager, Leasing  
403.605.5803 | [mrichards@dream.ca](mailto:mrichards@dream.ca)

Dream Industrial REIT  
[leasing.dream.ca](http://leasing.dream.ca)

# Floor Plan



4432-34
4430
4426-28
4416-24
4414
4408-12
4406
4404
4402

KEY PLAN

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this Information.

— DEMISING WALL  
 WAREHOUSE CLEAR HEIGHT: 16'-3"



UNIT 4432-34  
 RENTABLE AREA = 5,729 S.F.  
 OFFICE AREA = 239 S.F.  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO  
 THE BOMA INDUSTRIAL STANDARD  
 ANSI/BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
5,729 SF	2 Dock Doors 1 Side Dock Door	16'3"	200 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Negotiable	Market Rates	CAM \$5.01 TAX \$3.69 (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.

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.