

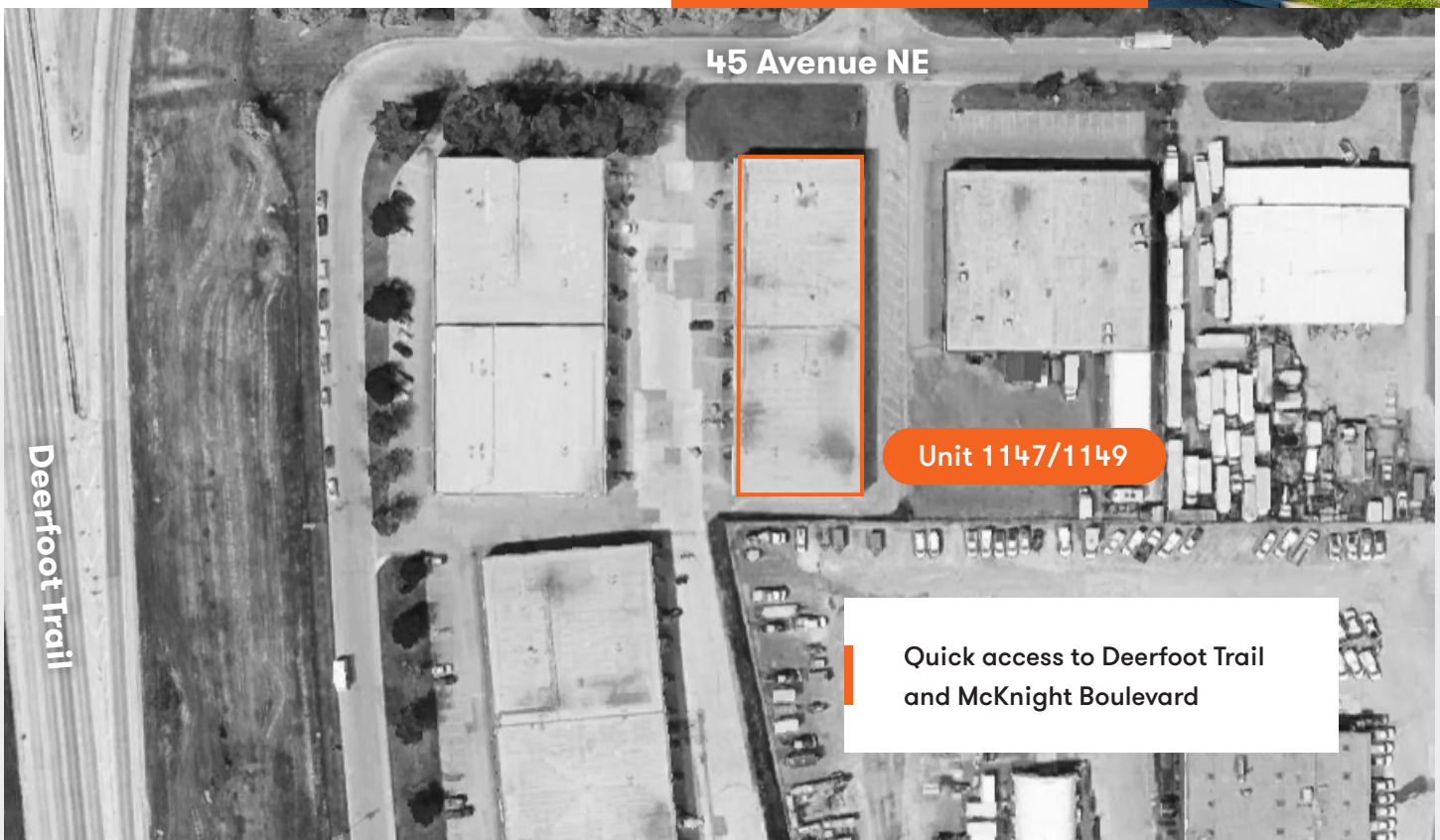
For Lease



1135 to 1149 – 45 Avenue NE, Unit 1147/1149

Calgary, AB

- Availability Negotiable
- 5,428 SF
- End cap warehouse bay
- Ability to develop private offices if required
- 2 - 12'H x 10'W dock loading doors

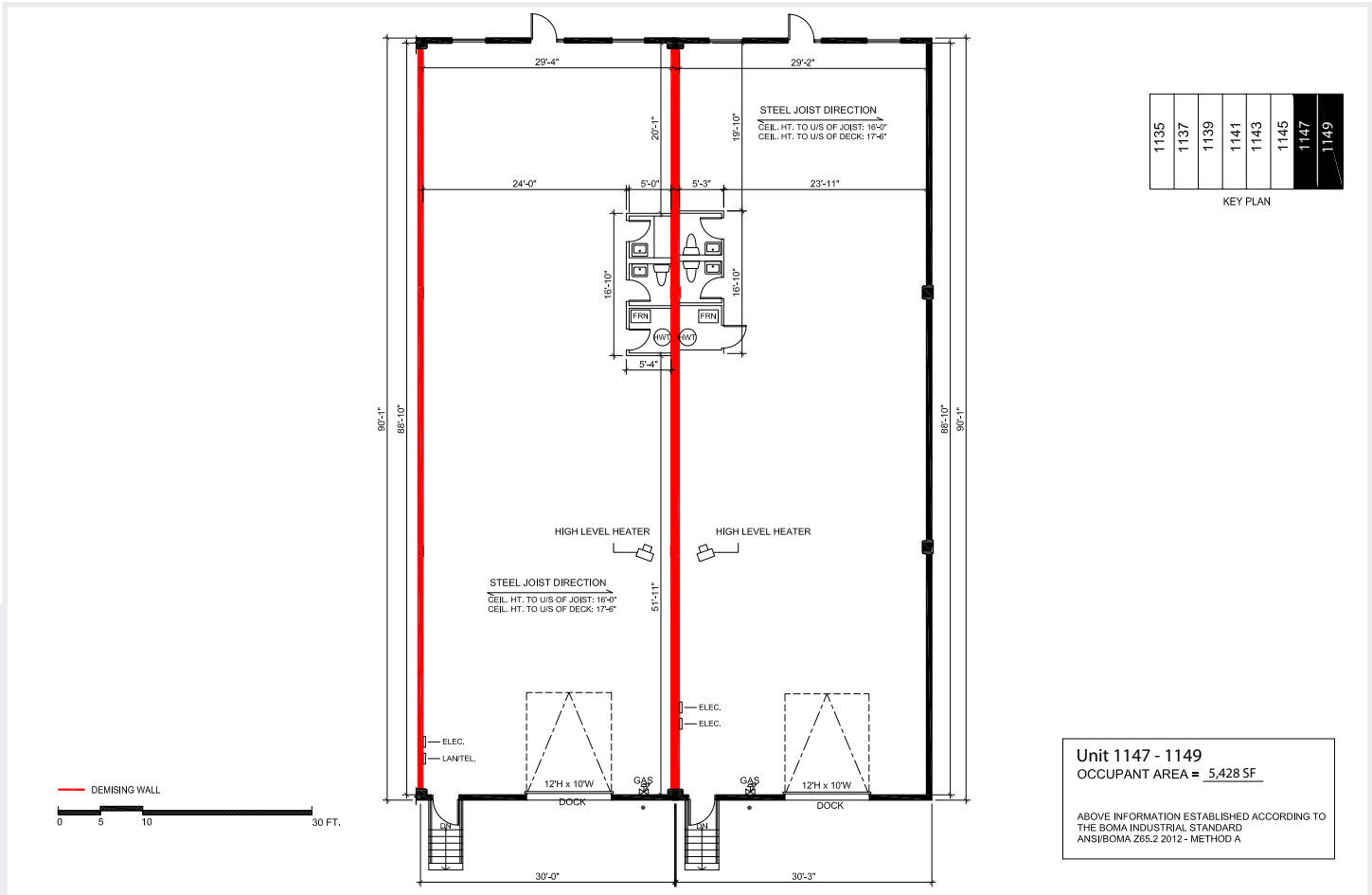


For leasing opportunities

Melinda Richards, Manager, Leasing
403.605.5803 | mrichards@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
5,428 SF	2 Dock Doors	16'	TBD
Availability:	Rental Rates:	Operating Costs:	Zoning:
Negotiable	Market Rates	CAM \$4.98 TAX \$4.09 (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.