



Colliers

300 McDonald Street, Regina, SK

## Rare built-out restaurant in **Ross Industrial Park**

McDonald Business Center is a multi-tenant high profile industrial flex business center. Located at 300 McDonald Street in Regina, Gaebel's Brewpub is offered for lease and features a brewpub buildout within a desirable end-cap bay. The space can be quickly reused as a restaurant or adapted back to other industrial uses, offering excellent flexibility. Existing improvements include multiple washrooms, a full-service bar, large walk-in cooler, commercial kitchen, storage areas, and dedicated office space. This well-appointed property provides an efficient layout for food, beverage, or light industrial operators. The unit features 100A 208/120V power and grade level loading is possible.

**\$6,375**  
monthly rent  
plus taxes and utilities

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# Property Profile

Available	5,091 SF
Zoning	IP
Possession	October 1, 2026
Total Monthly Rent	\$6,375.00 per month plus taxes and utilities



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.



Excellent visibility



Good access to ring road



End cap exposure



Excellent parking

# Floor Plan

