

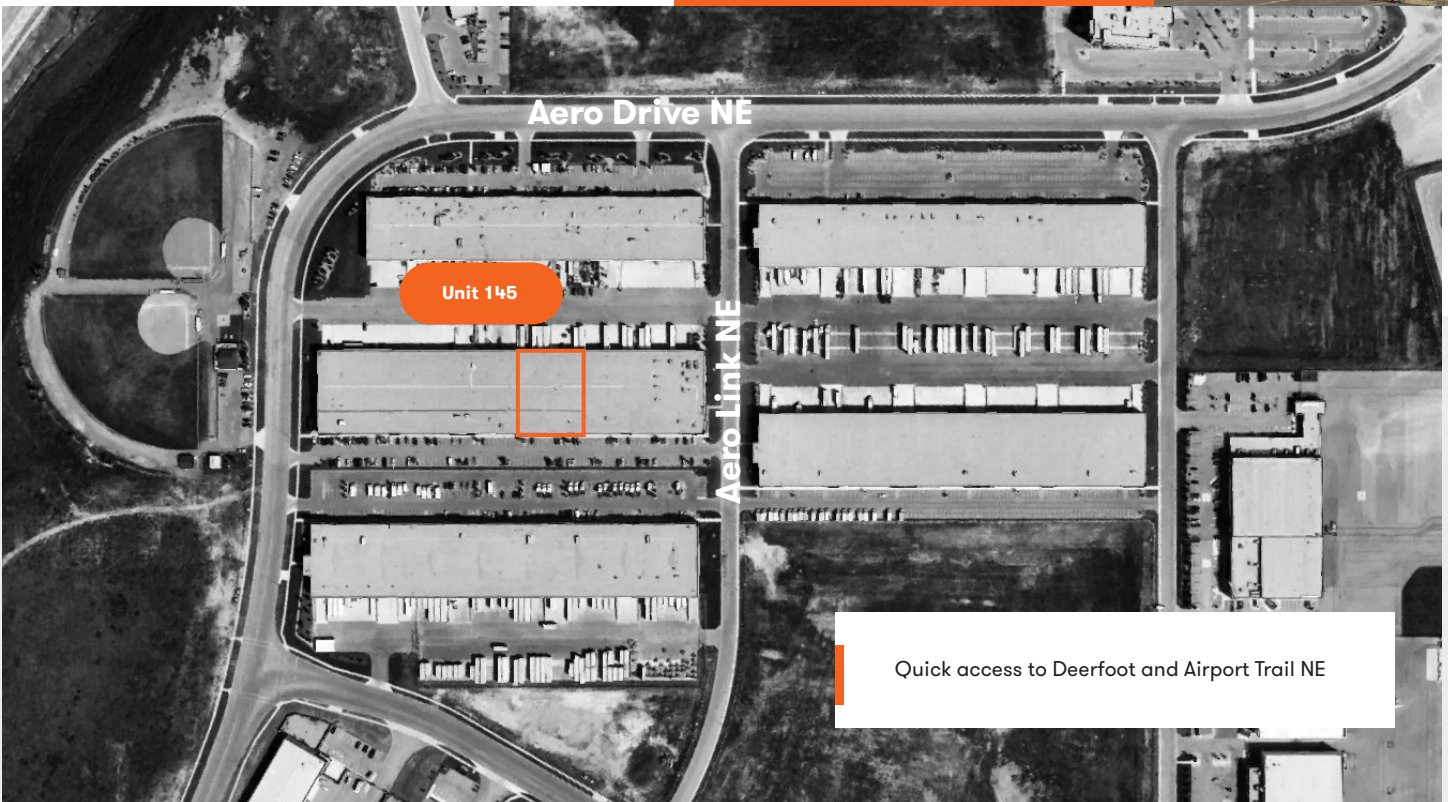
For Lease



572 Aero Drive NE, Unit 145

Calgary, AB

- Available Immediately
- 25,675 SF
- MUA, capacities TBD
- New LED lighting throughout
- ESFR sprinkler system
- 8 - 9' x 12' dock doors with levelers
- 2 - 12' x 16' drive-in ramp doors

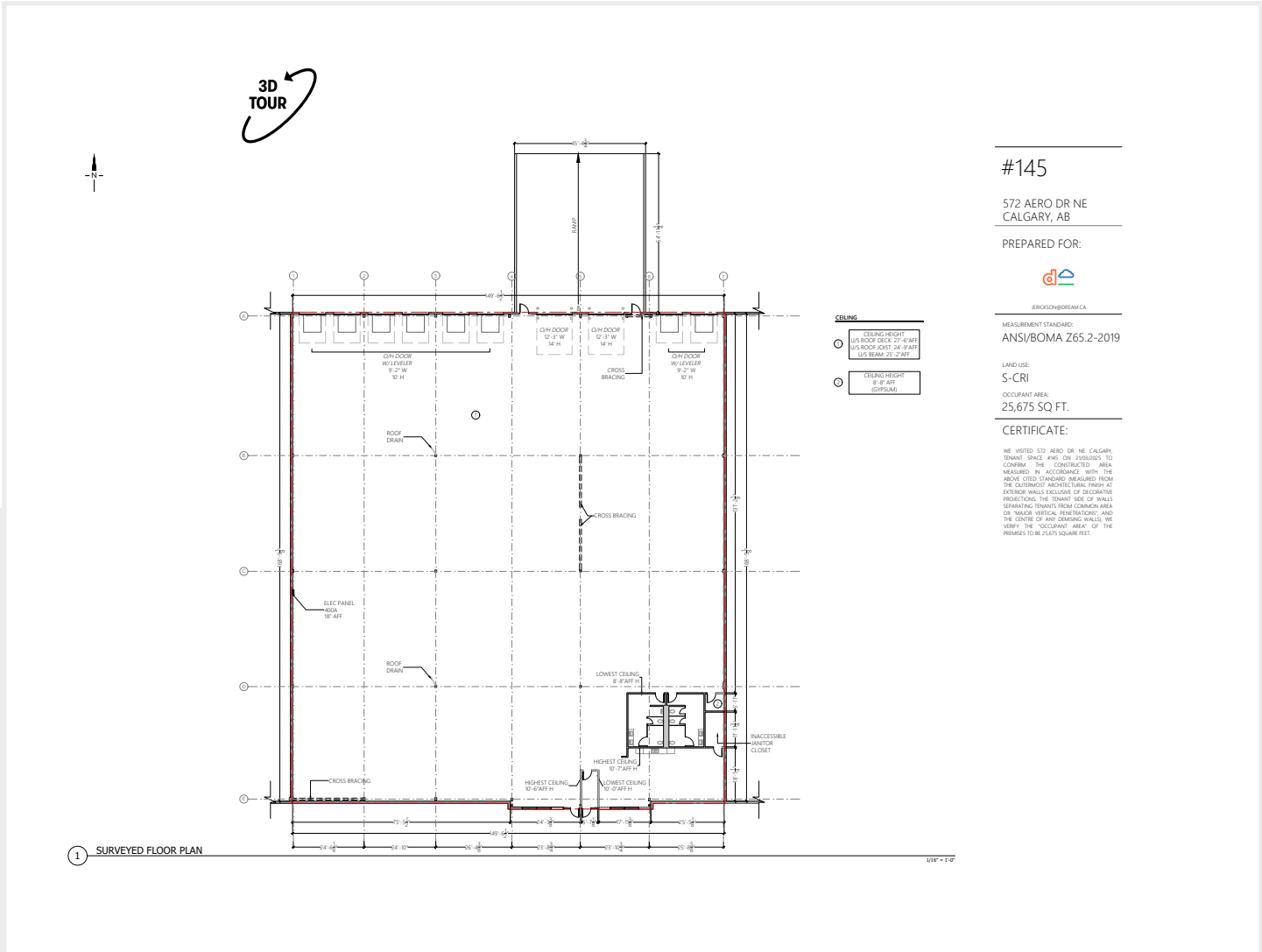


For leasing opportunities

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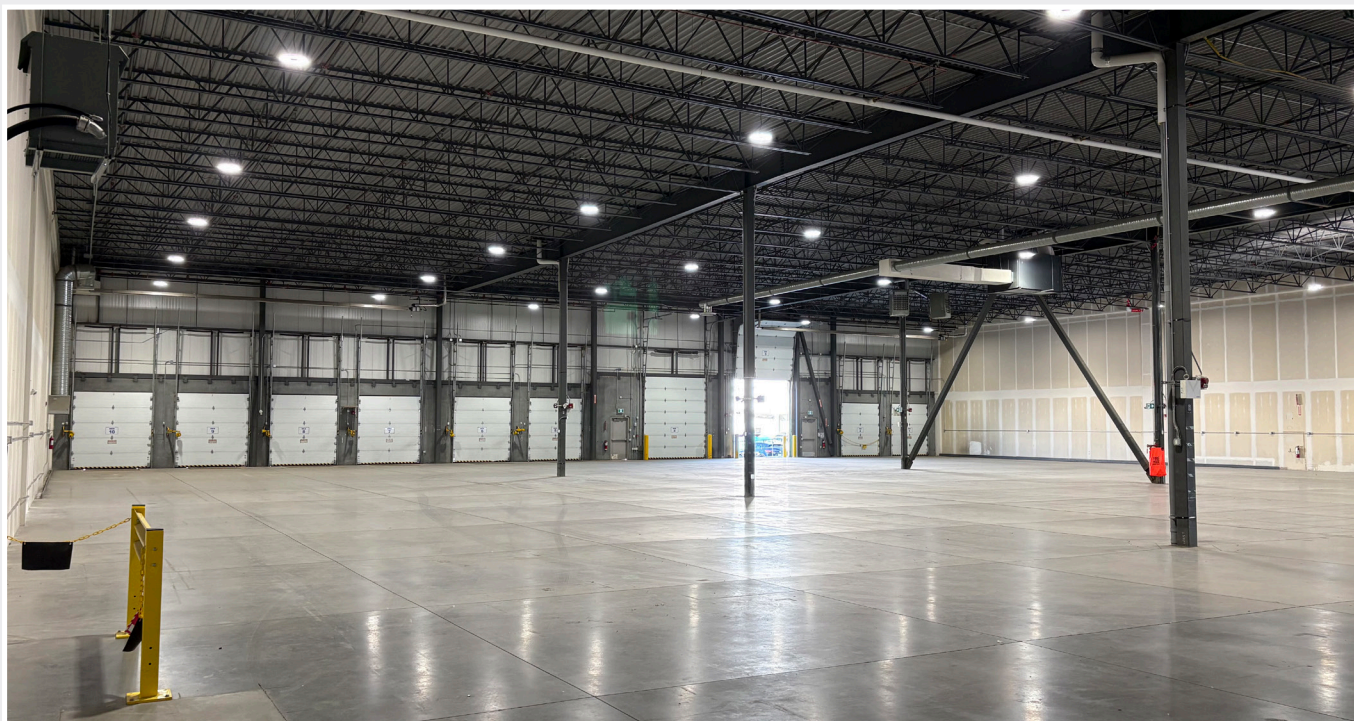
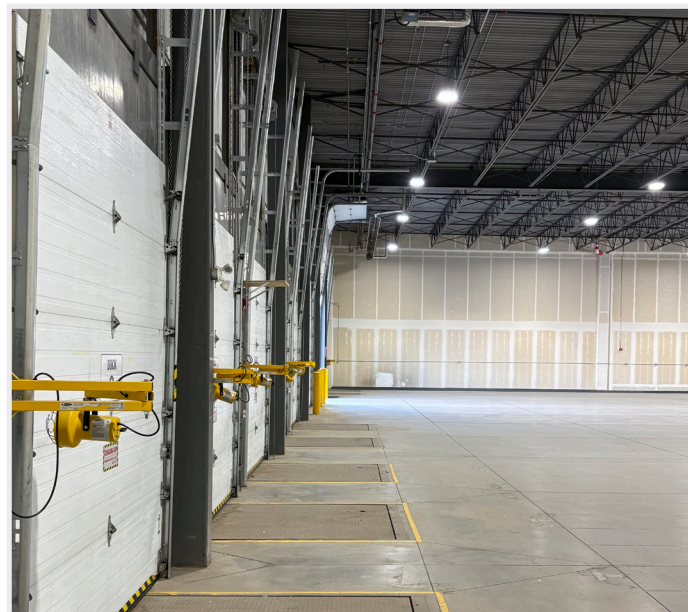
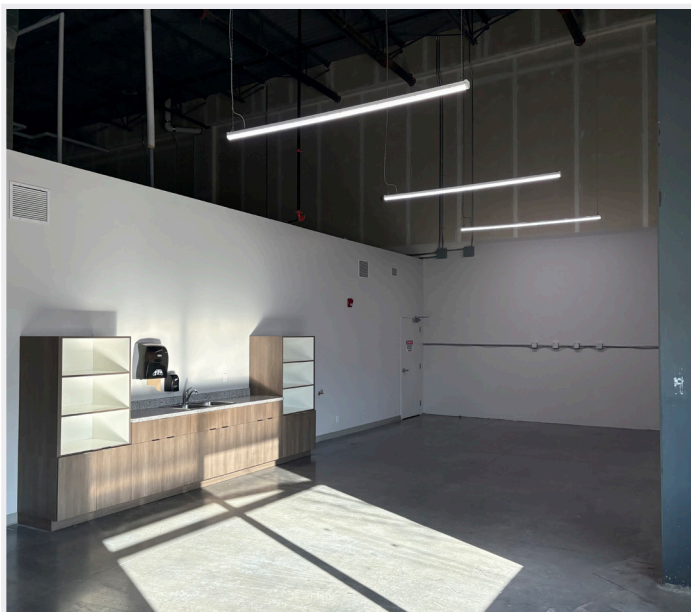
Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
25,675 SF	8 Dock Doors 2 Drive-in Doors	24'9"	200 Amps
Availability:	Rental Rates:	Operating Costs:	Zoning:
Immediately	Market Rates	CAM \$1.87 (Plus Mgmt Fee) TAX \$2.94 (est. 2026)	S-CRI (Special Purpose - City and Regional Infrastructure)

Photos



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.