

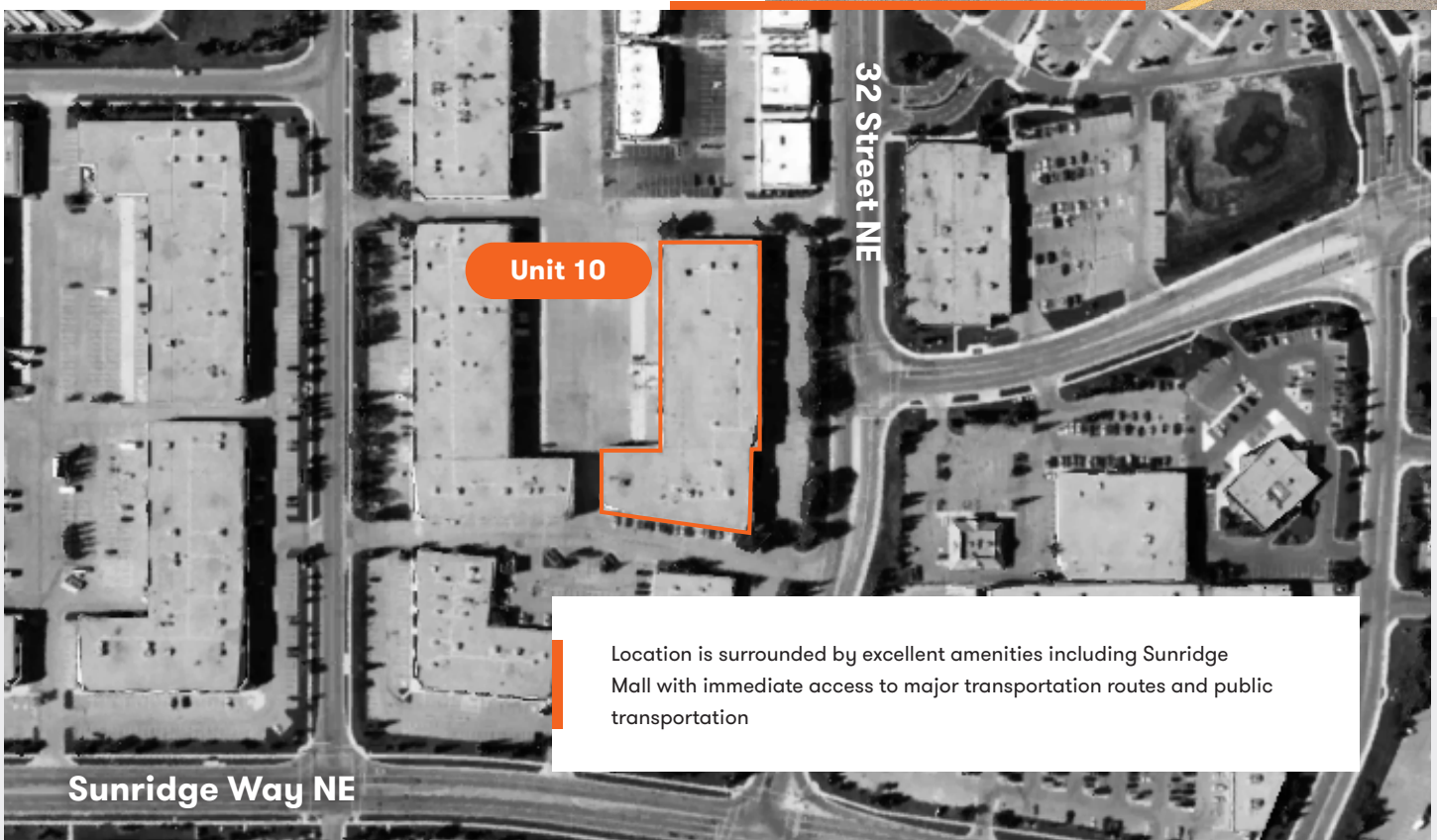
For Lease



2151 – 32 Street NE, Unit 10

Calgary, AB

- Available July 6, 2026
- 15,976 SF
- End cap warehouse
- 6 dock loading doors, 2 drive-in doors
- Large marshaling area
- Signage exposure onto 32 Street NE
- Located in well-established Sunridge Business Park
- Ample double row surface parking at no charge



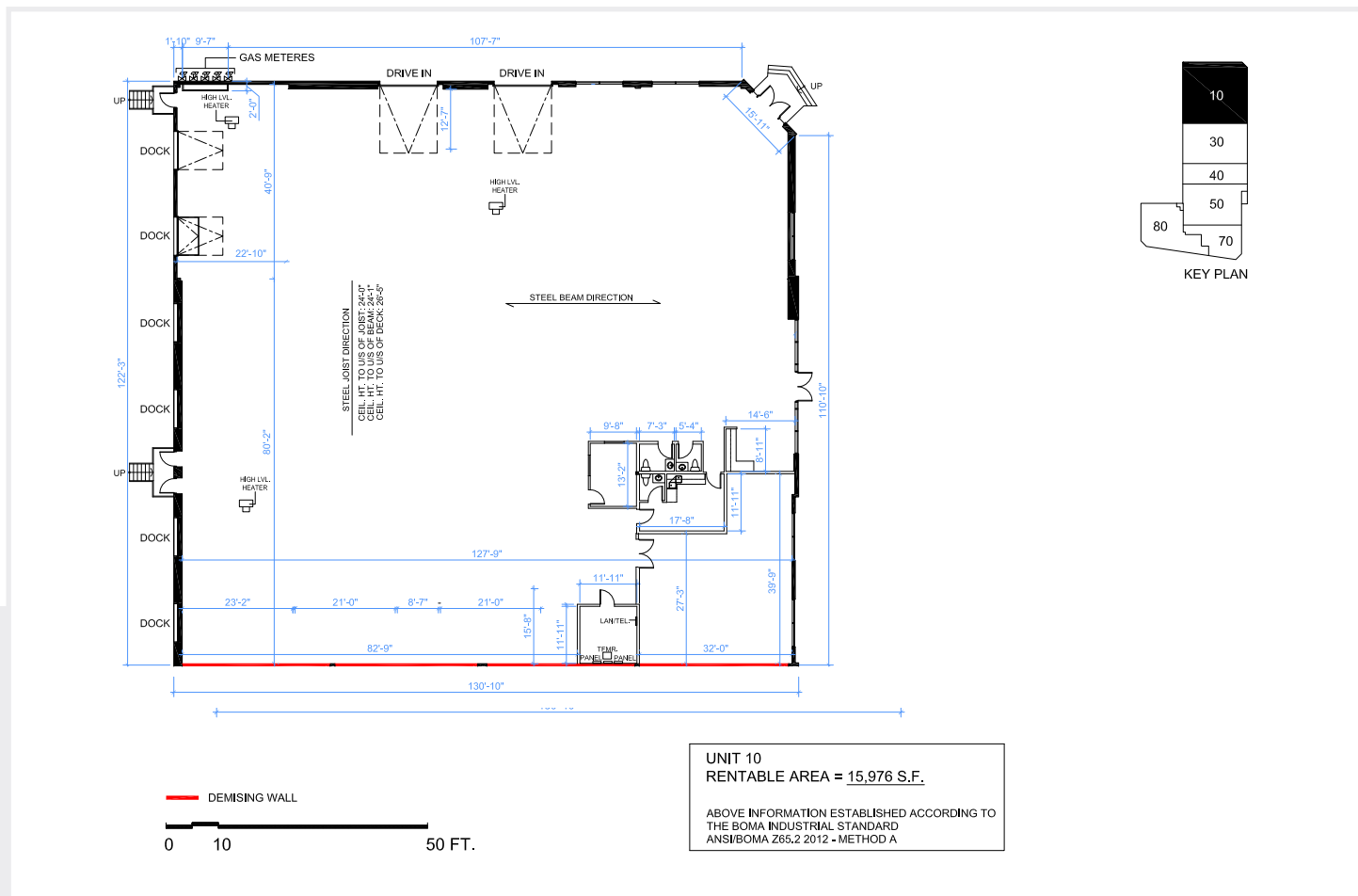
Location is surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

Bryon Leece, Senior Manager, Leasing
403.470.9833 | bleece@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
15,976 SF	6 Dock Doors 2 Drive-in Doors	24'	100 Amps (347/600 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
July 6, 2026	Market Rates	CAM \$3.78 TAX \$4.81 (est. 2026)	DC (Direct Control) 47Z95 Site 2

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.