

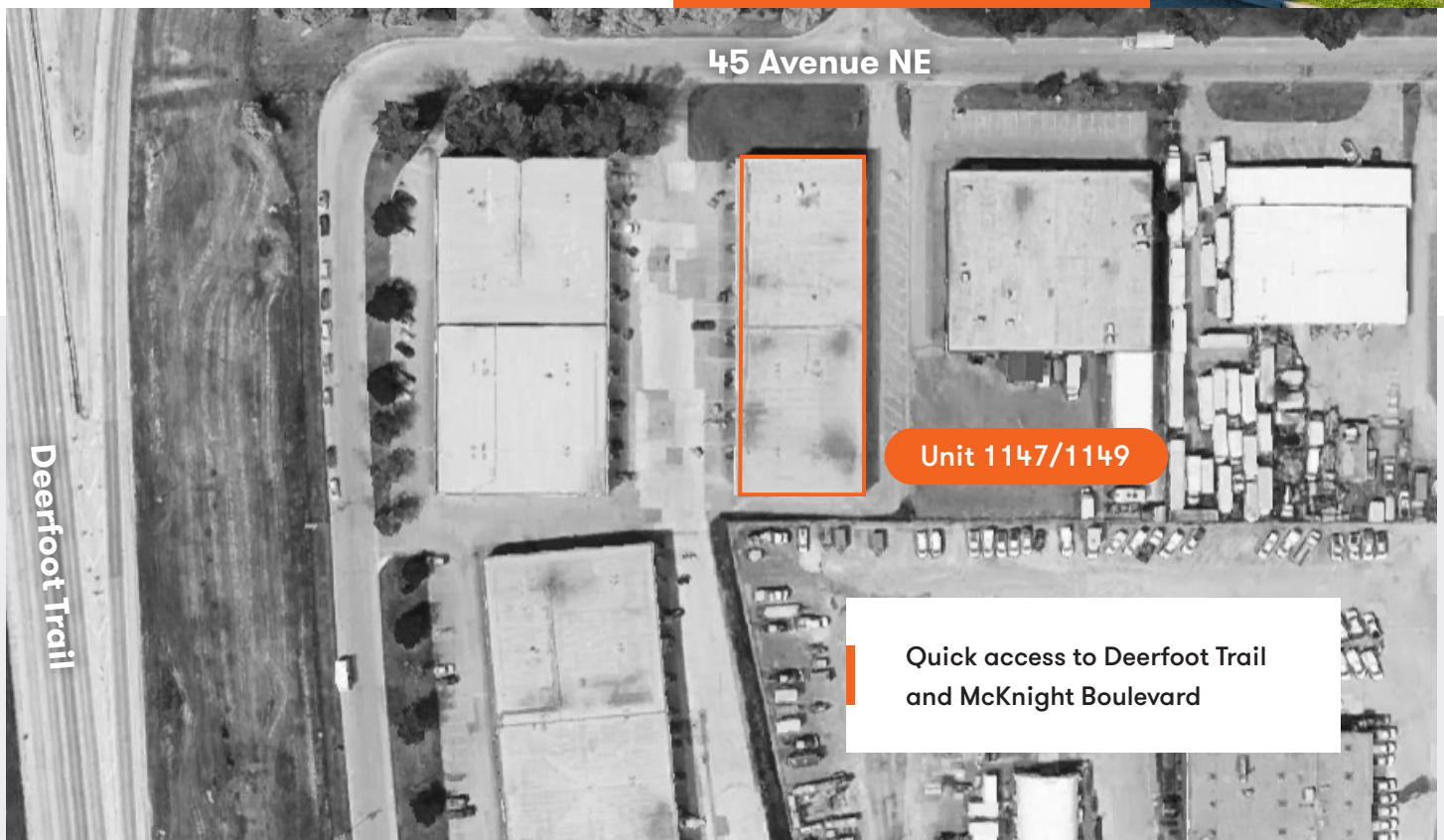
For Lease



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

Calgary, AB

- Available February 1, 2027
- 5,428 SF
- End cap warehouse bay
- Ability to develop private offices if required
- 2 - 12'H x 10'W dock loading doors

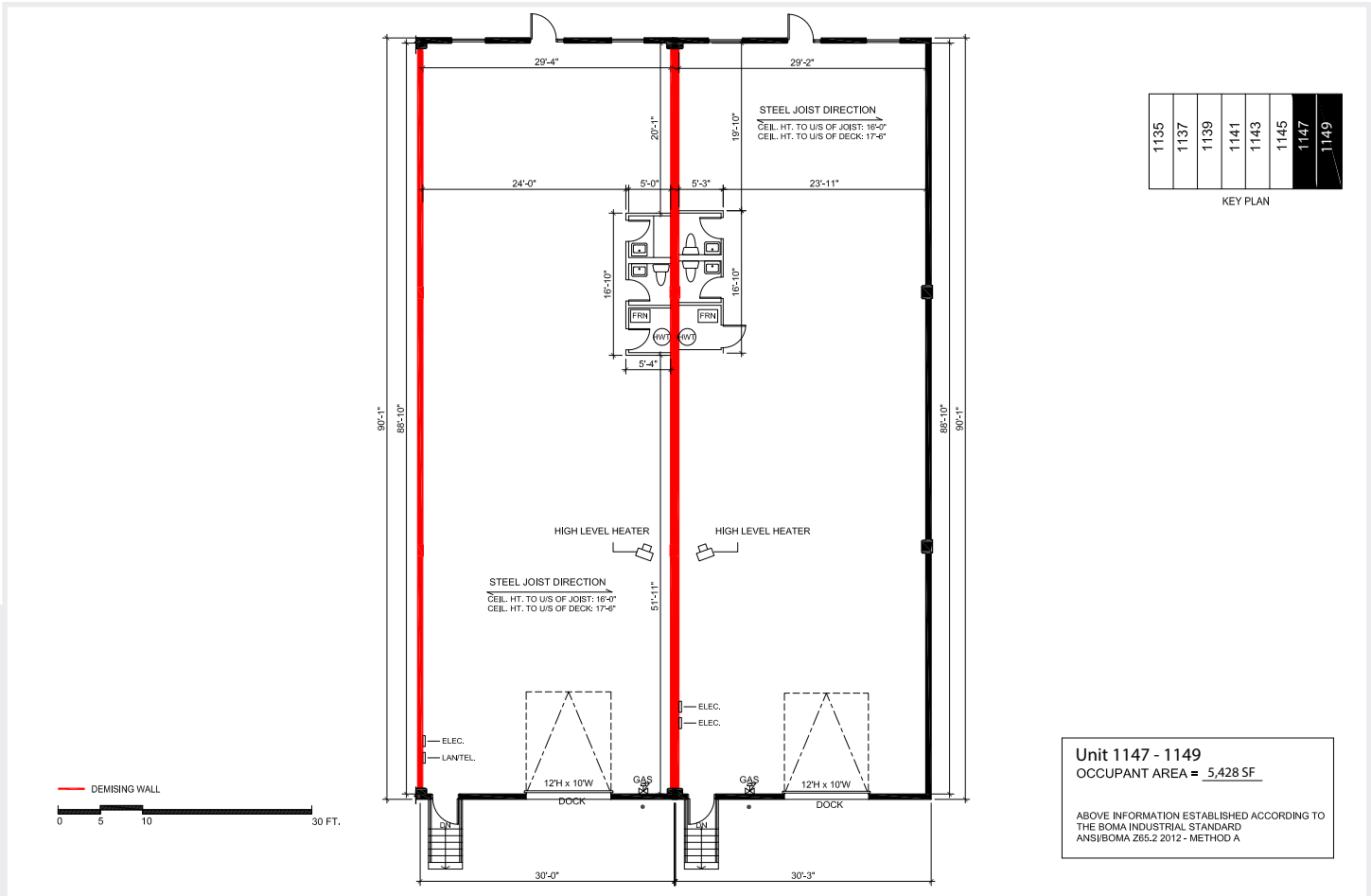


For leasing opportunities

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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:
February 1, 2027	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.

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