

FOR LEASE

NAI Commercial

WESTMINSTER BUILDING C - WAREHOUSE



dream 
industrial REIT

9605 - 45 AVENUE | EDMONTON, AB | DOCK & GRADE LOADING

PROPERTY DESCRIPTION

- 10,618 sq.ft.± warehouse space available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Owned and managed by Dream Industrial Management Corp
- Fibre optic internet to the building



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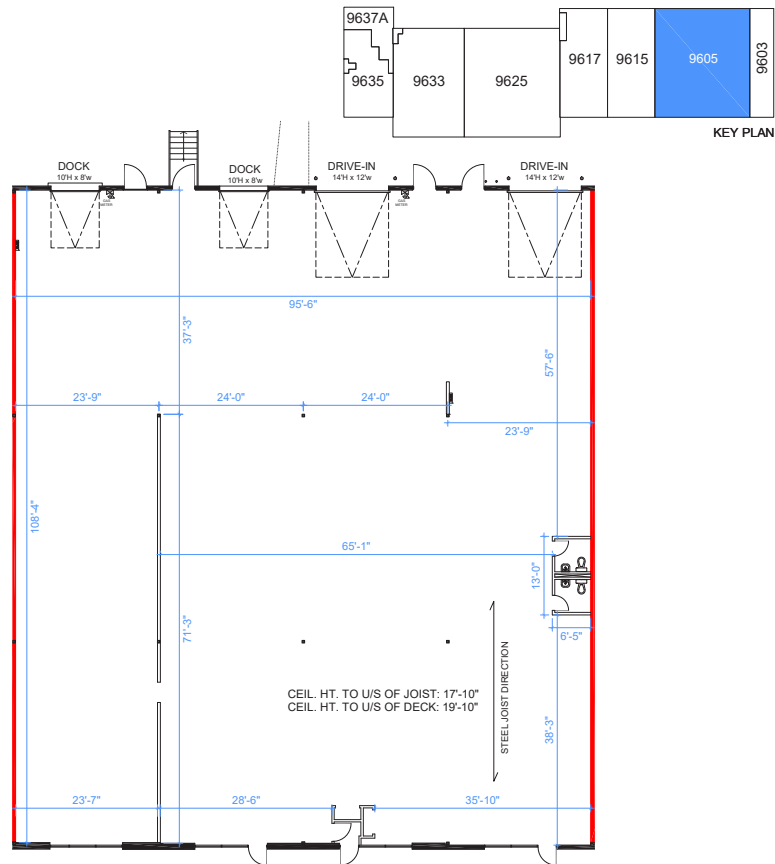
780 436 7410



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ADDITIONAL INFORMATION

SIZE	10,618 sq.ft.± total
LEGAL DESCRIPTION	Lot 20B, Block 5, Plan 0623454
AVAILABLE	November 1, 2026
ZONING	BE (Business Employment)
LOADING	(2) 8' x 10' Dock Loading (2) 12' x 14' Grade Loading
POWER	100 amps, 120/280 volts (TBC)
LEASE TERM	3 to 5 years
NET RENTAL RATE	Market
OPERATING COSTS	\$6.50/sq.ft./annum (2026 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities not included.





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.

NAICommercial

NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.