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WESTMINSTER BUILDING B

NAI Commercial

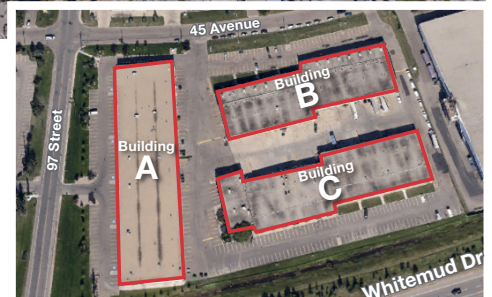


dream 
industrial REIT

9681 - 45 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 2,563 sq.ft.± main floor office/warehouse available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Owned and managed by Dream Industrial Management Corp



CHAD GRIFFITHS

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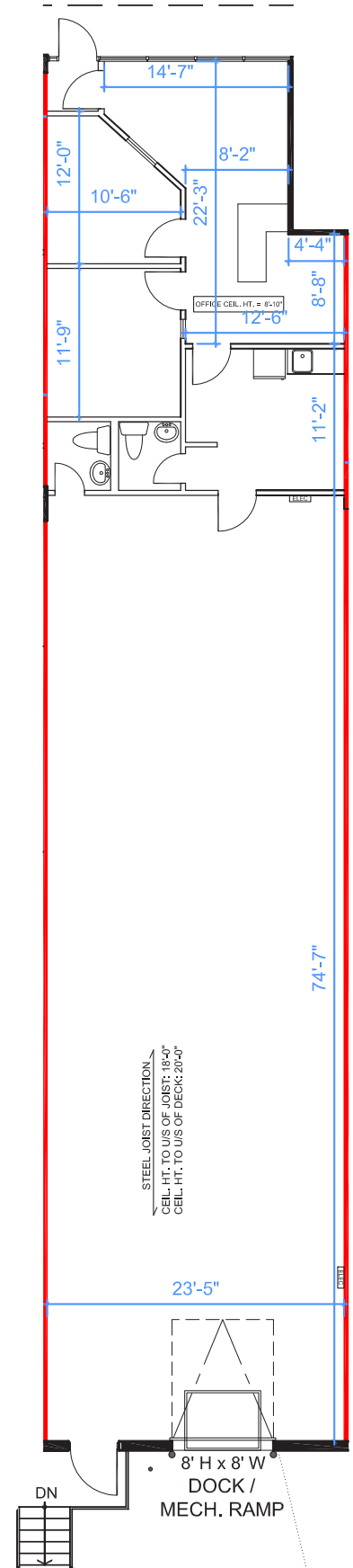
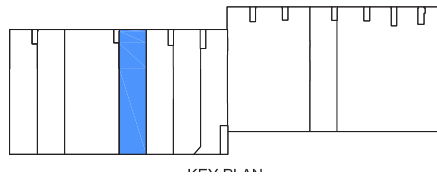
780 436 7410



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ADDITIONAL INFORMATION

SIZE	2,563 sq.ft.±
LEGAL DESCRIPTION	Lot 20B, Block 5, Plan 0623454
ZONING	Business Employment (BE)
POWER	100 amps, 120/208 volts
AVAILABLE	Immediately
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.



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

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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.