

# 157 - 163 Leonard Street

157-163 Leonard Street  
Regina, Saskatchewan  
[www.cbre.ca](http://www.cbre.ca)

12,297 SF Warehouse with Office Space



**Walker Moulding**

Associate Vice President  
+1 306 501 0609  
[walker.moulding@cbre.com](mailto:walker.moulding@cbre.com)

**Erik Mehlsen**

Sales Associate  
+1 306 539 9754  
[erik.mehlsen@cbre.com](mailto:erik.mehlsen@cbre.com)

**Mariah Taylor-Mackin**

Sales Associate  
+1 306 525 2273  
[mariah.taylormackin@cbre.com](mailto:mariah.taylormackin@cbre.com)

# Property Overview

Situated on Leonard Street in Regina, Units 157–163 offer a combined 12,297 square feet of versatile office and warehouse space, complete with both a grade-level door and a loading dock. The property can be demised into two separate units—157/159 at 6,148 square feet and 161/163 at 6,149 square feet. This space will be available for occupancy beginning September 1, 2026.

Located in the Ross Industrial Area, Leonard Street provides easy access to the Ring Road and major transportation routes.



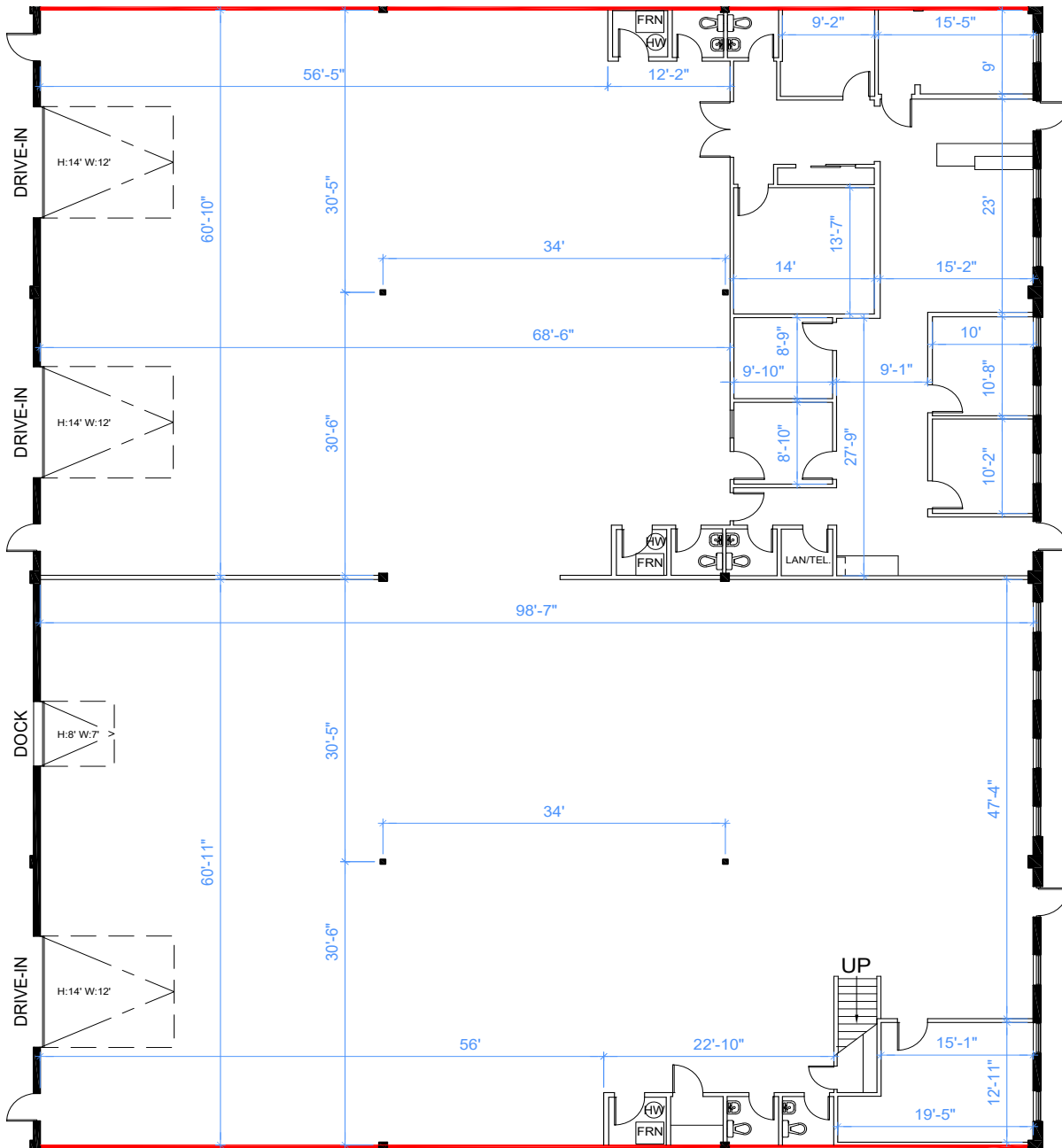
## Details

- + **Gross Rent:** \$15.00 PSF plus utilities
- + **Available Space:** 12,297 SF
- + **Availability:** September 1, 2026



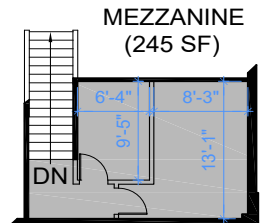
© 2026 CBRE, Inc. All rights reserved. This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation (“CBRE”). The information set out herein (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

# Floor Plan



155
157-161
165
167
169-173
175
177

KEY PLAN



Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

- TENANT MEZZANINE (NOT INCLUDED IN RENTABLE AREA)
- DEMISING WALL

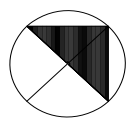
WAREHOUSE CLEAR HEIGHT: 18'-4"



**UNIT 157-161**  
**RENTABLE AREA = 12,297 S.F.**  
**OFFICE AREA = 1,892 S.F.**  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD ANS/BOMA Z65.2 2012 - METHOD A



155-177 Leonard St  
 (Chestemere Industrial Park) Regina, SK  
 Unit 157-161





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.

