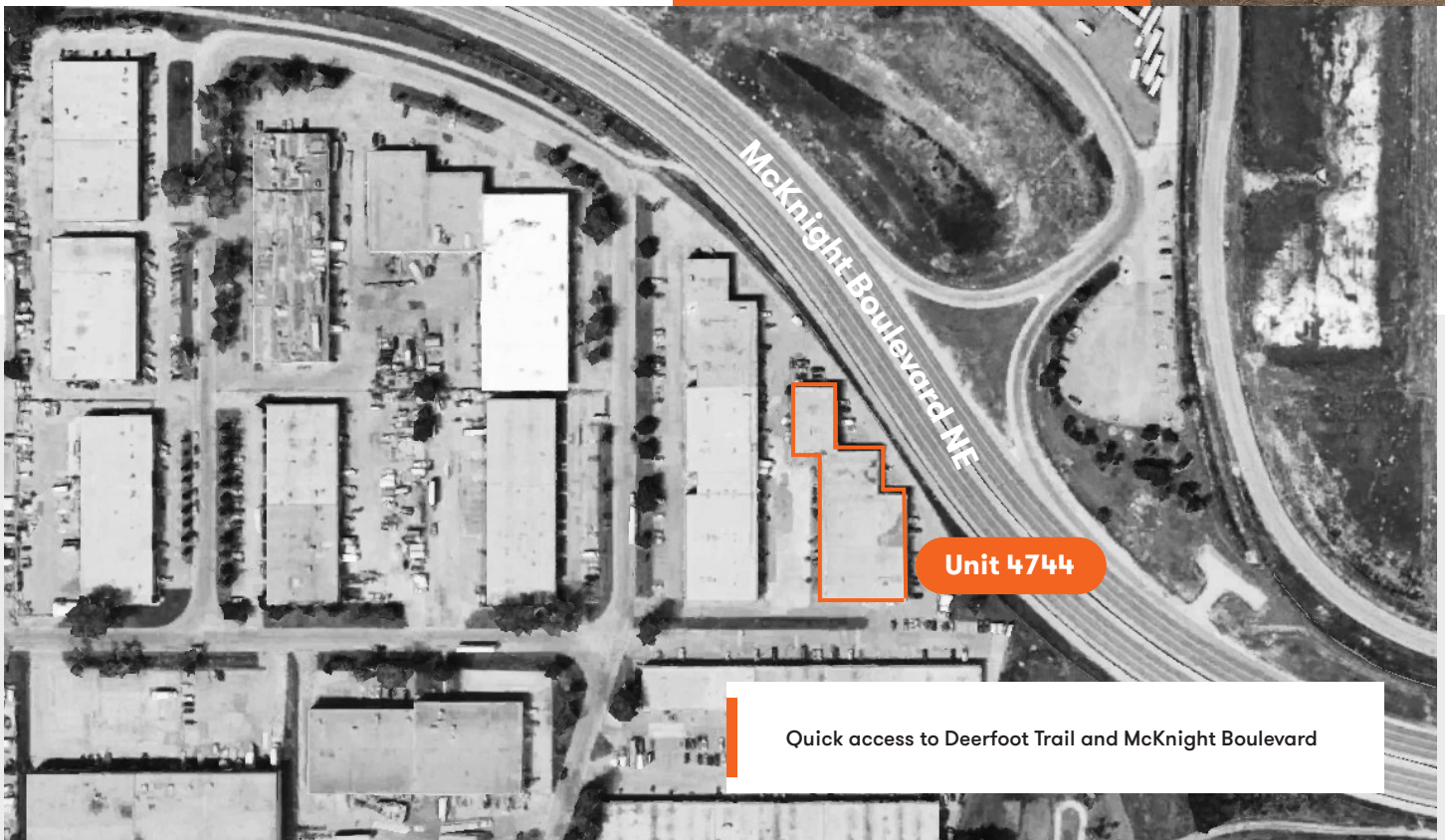


For Lease



4710 to 4760 – 14 Street NE, Unit 4744 Calgary, AB

- Available Immediately
- 3,617 SF
- Flex bay with dock loading
- 4 private offices, open work space area, 2 washrooms, kitchenette
- 40' maximum trailer capacity

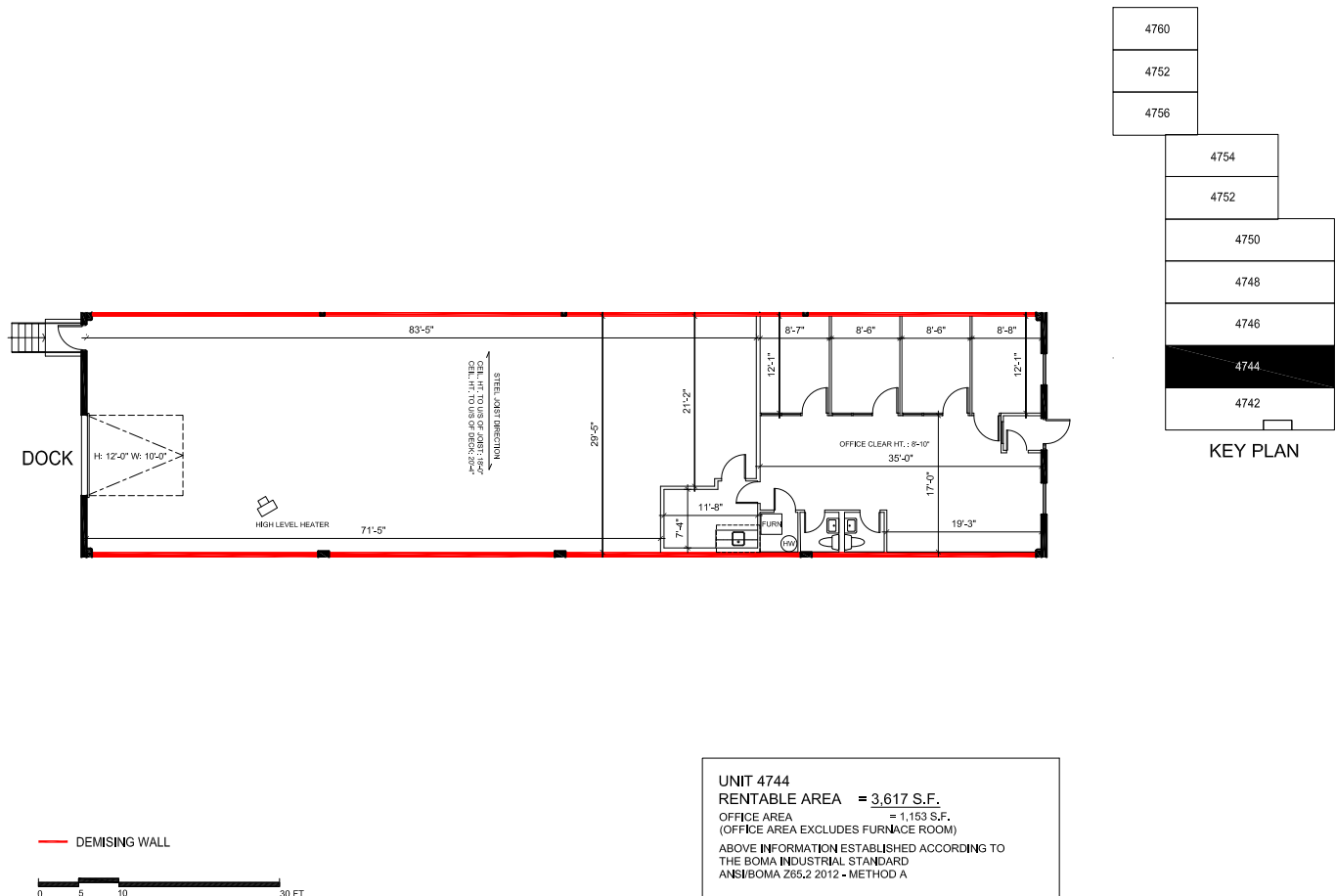


For leasing opportunities

Ronna Herman, Leasing
Representative
403.689.8621 | rherman@dream.ca

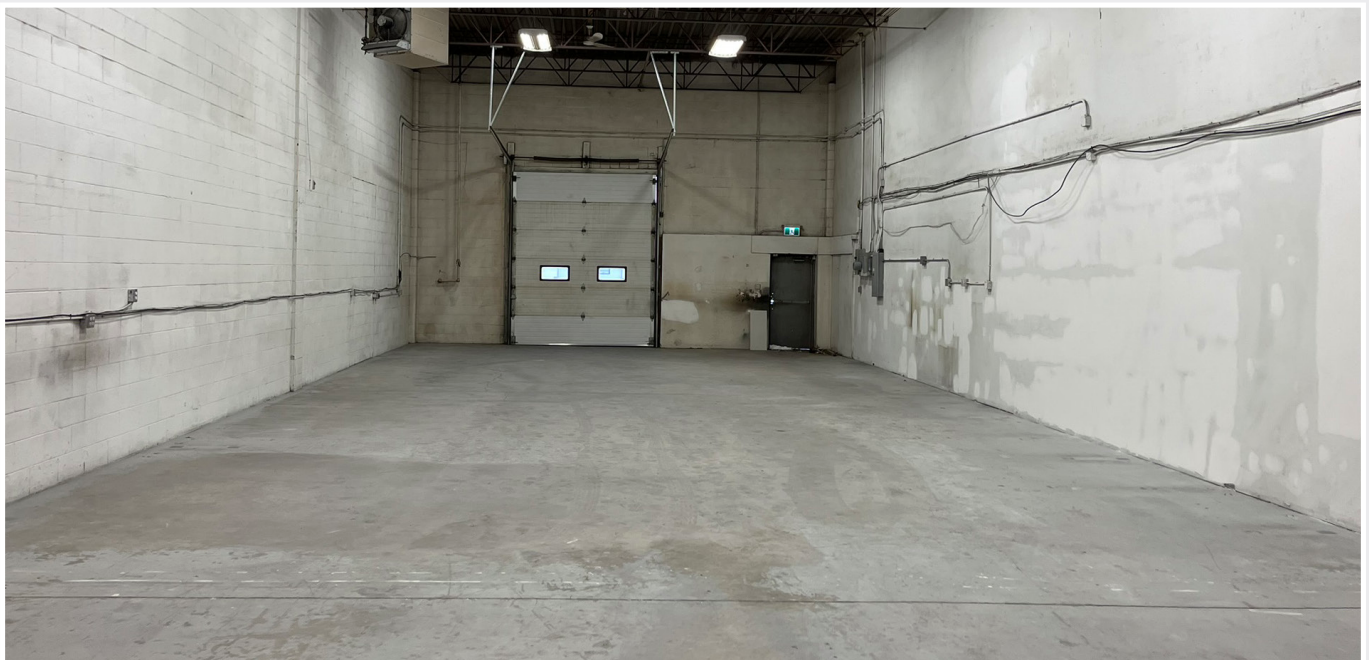
Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
3,617 SF	1 Dock Door	18'	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Immediately	Market Rates	CAM \$5.40 TAX \$3.55 (est. 2026)	I-G (Industrial General)

Photos



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.