



Colliers

For Lease | 332 & 336 McDonald Street, Regina | SK

Prestige zoned industrial with high exposure

McDonald Business Center is a multi-tenant high profile industrial flex business center. The location provides tenants with exposure to the Ring Road with 58,400 vehicles per day as well as the intersection of Park Street and McDonald Street with another 20,000 vehicles per day. These bays could be leased separately or combined into one unit.

- Great visibility
- Ample parking for staff/visitors
- 4 Dock doors
- 3 phase power

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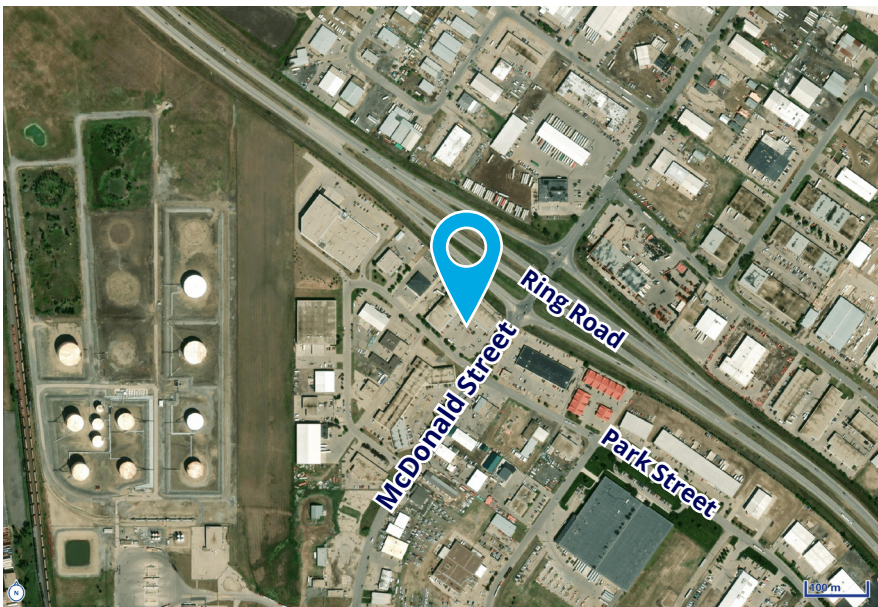
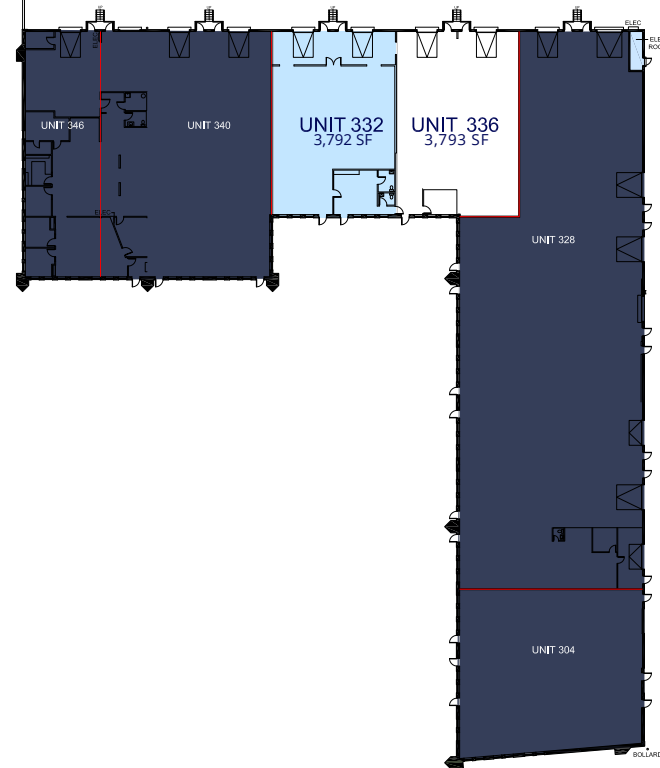
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Property Overview

Size	332 McDonald Street - 3,792 SF
	336 McDonald Street - 3,793 SF
Zoning	IP- Industrial Prestige
Possession	332 McDonald Street - August 1, 2025
	336 McDonald Street - December 1, 2025
Total Monthly Rent	332 McDonald Street - \$5,700 per month
	336 McDonald Street - \$5,700 per month plus taxes and utilities

Floor Plan



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.



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