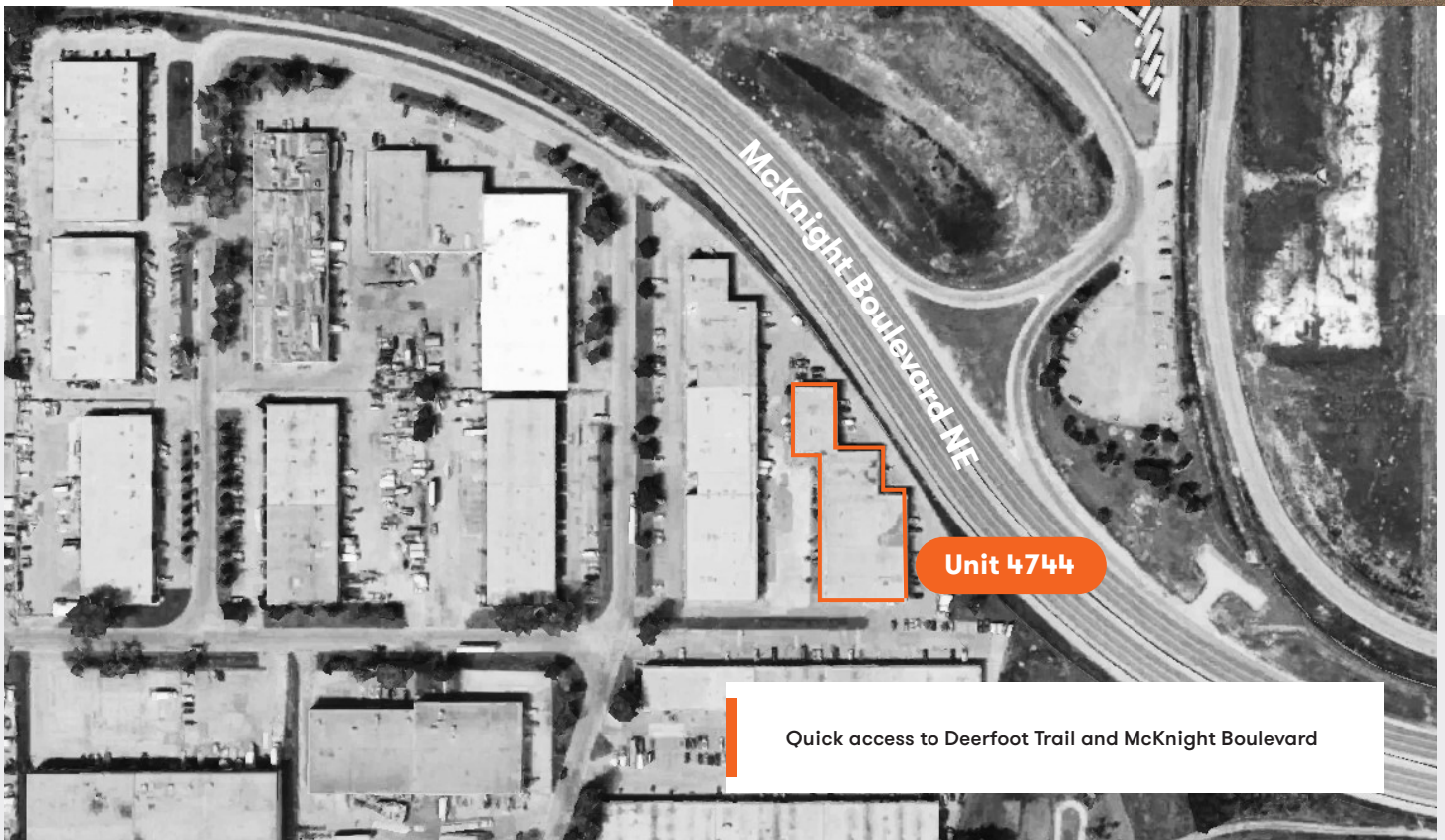


For Lease



# 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



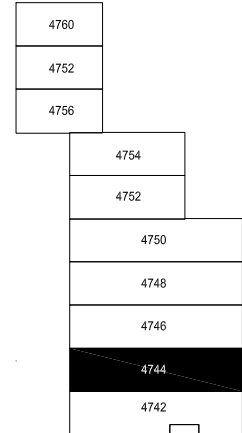
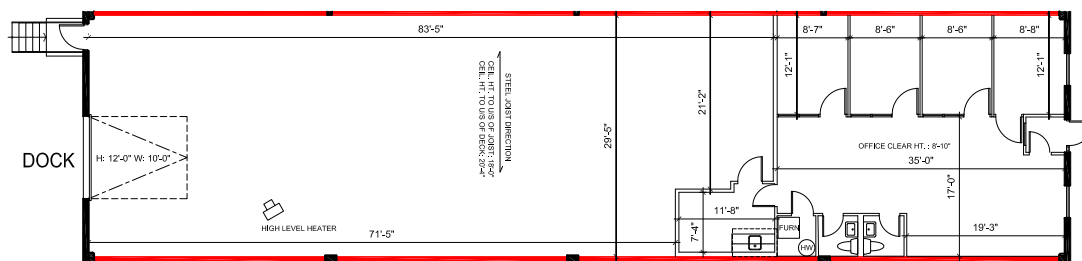
Quick access to Deerfoot Trail and McKnight Boulevard

For leasing opportunities

Melinda Richards, Manager, Leasing  
403.605.5803 | [mrichards@dream.ca](mailto:mrichards@dream.ca)

Dream Industrial REIT  
[leasing.dream.ca](http://leasing.dream.ca)

# Floor Plan



KEY PLAN

— DEMISING WALL

0 5 10 30 FT.

UNIT 4744  
 RENTABLE AREA = 3,617 S.F.  
 OFFICE AREA = 1,153 S.F.  
 (OFFICE AREA EXCLUDES FURNACE ROOM)  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO  
 THE BOMA INDUSTRIAL STANDARD  
 ANSI/BOMA Z65.2 2012 - METHOD A

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