

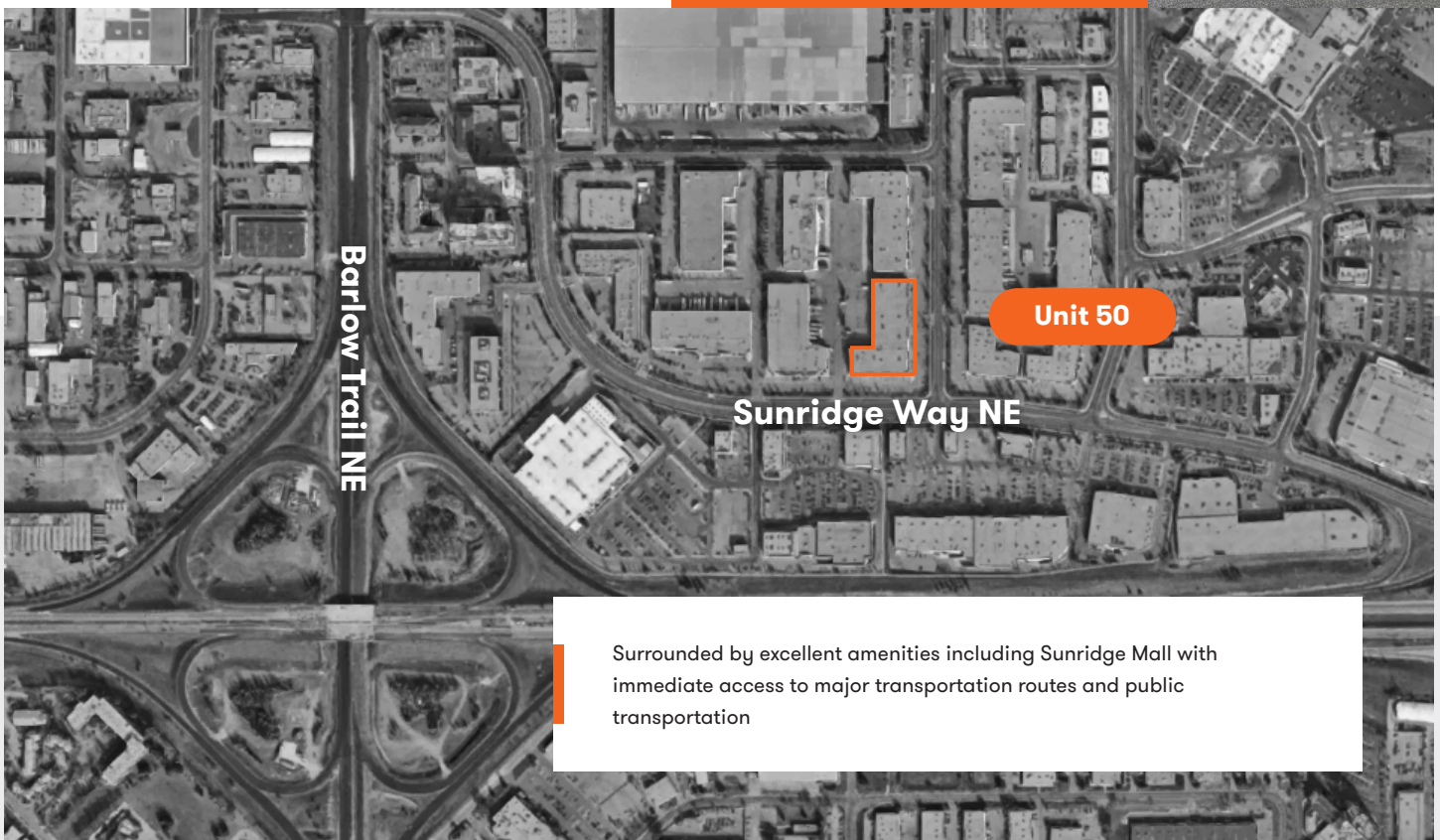
For Lease



2121 – 29 Street NE, Unit 50

Calgary, AB

- Available Immediately
- 20,792 SF
- LED lighting upgrade throughout
- Modern mix of office and warehouse space with high open ceilings
- Located in well established Sunridge Business Park
- Ample double row surface parking at no charge



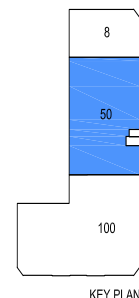
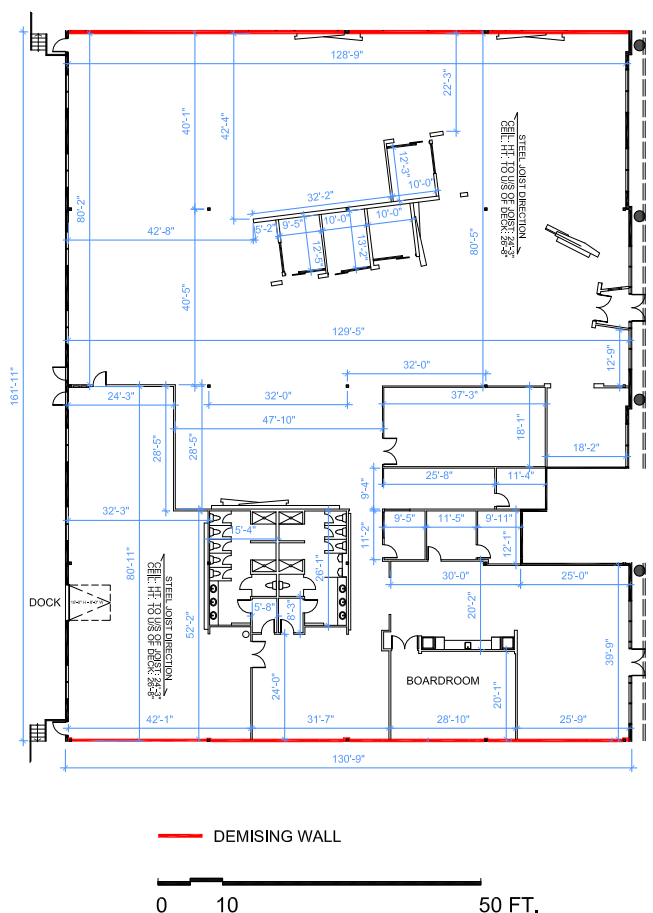
Surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



UNIT 50
RENTABLE AREA = 20,792 S.F.
OFFICE AREA = 2,665 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA INDUSTRIAL STANDARD
ANSI/BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
20,792 SF	1 Dock Door	24'3"	200 Amps (347/600 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Immediately	Market Rates	CAM \$4.11 TAX \$4.68 (est. 2025)	DC (Direct Control) 47Z95 Site 2

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.