

FOR LEASE

TRANSWEST PLACE - BUILDING II

NAICommercial

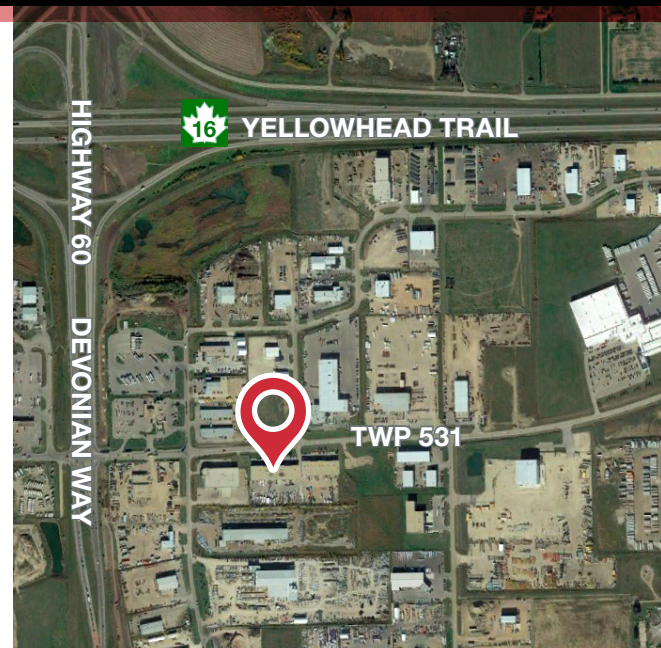


dream 
industrial REIT

UNIT 132-136, 25901 - 114 AVENUE | ACHESON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 3,752 sq.ft.± second floor office space
- Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A
- Owned and managed by Dream Industrial Management Corp



CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



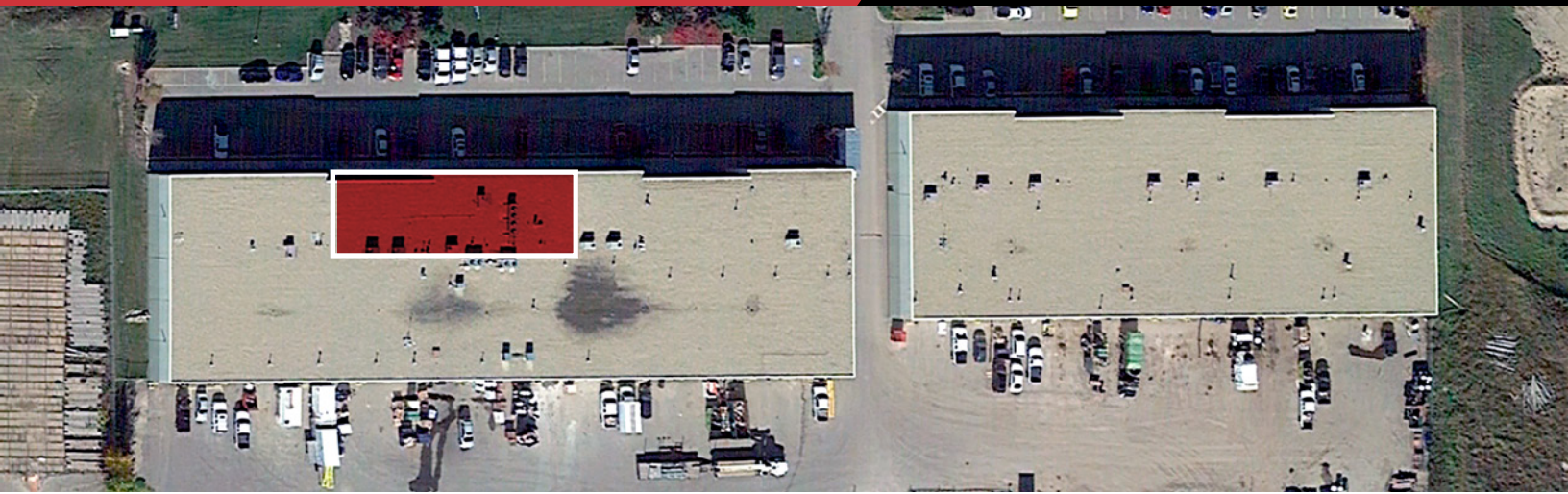
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

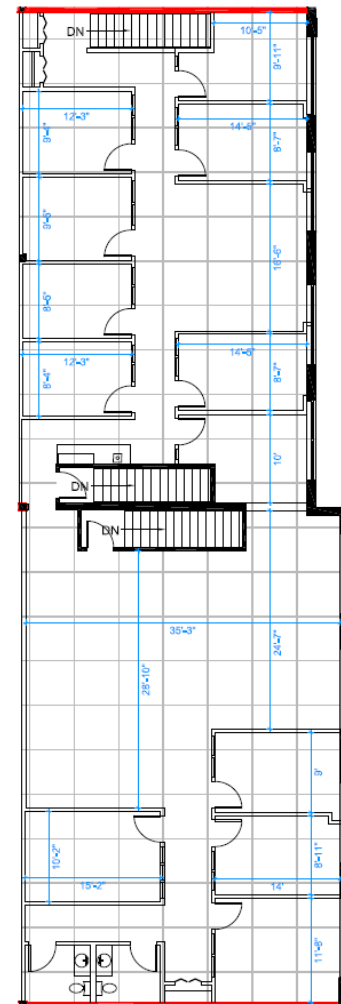


NAIEDMONTON.COM



ADDITIONAL INFORMATION

AREA AVAILABLE	3,752 sq.ft.±
LEGAL DESCRIPTION	Plan 072-7394, Block 2, Lot 204B
ZONING	BI (Business Industrial District)
AVAILABLE	Immediately
NET RENTAL RATE	Market
OPERATING COSTS	\$5.50/sq.ft./annum (2025 budget) Includes tenants proportionate cost of property taxes, building insurance, snow removal, landscape maintenance and management fees. Excludes garbage disposal.



CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com





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.

NAICommercial

NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.