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## 105, 18 HIGHLAND PARK WAY NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Airdrie, Alberta



**Listing ID:**  
32559


**MLS ID:**  
A2265150

**\$14**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 105, 18 Highland Park Way NE, Airdrie , Alberta T4A 2L5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> IB-2	<b>Subdivision</b> NONE
<b>Year Built</b> 2013	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1411960	<b>Building Area (Sq. Ft.)</b> 8504.00
<b>Building Area (Sq. M.)</b> 790.04	<b>Lot Size (Sq. Ft.)</b> 8438	<b>Lot Size (Acres)</b> 0.19
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

8,504 SF Class "A" industrial bay available in Highland Park Industrial, Airdrie's newest industrial park known for high-quality architectural controls and favourable property taxes compared to Calgary. Developed by Beedie and recognized by the Urban Development Institute (UDI) for excellence, the building is constructed with insulated concrete panels and an EPDM roofing system. The unit offers shell warehouse space with ample natural light. The landlord will construct a washroom. Features include 26' clear height, 200A 347/600V power (to be confirmed), T5HO lighting, two 6' x 6' skylights, ESFR sprinklers, two dock doors (8.5' x 10') with 40,000 lb hydraulic levelers, and one drive-in door (12' x 14'). The bay includes nine reserved parking stalls and a large marshalling area capable of accommodating 53' trailers. Large landscaped green space with a pond at the front of the property. Great access to Highway 2 (QEII) and 12 minutes to Calgary's Stoney Trail. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$4.37 per sq. ft., for a total of \$18.37 per sq. ft. Available on January 1, 2026.

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