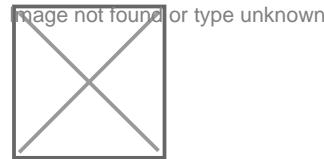


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## 102 & 103, 118 EAST LAKE BOULEVARD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Airdrie, Alberta

**Listing ID:**  
33796

**MLS ID:**  
A2282395

**\$15**



 **JESSICA MACDONALD**  
 (403) 291-0425

 CMS Real Estate Ltd.  
 403-291-0425

 102 & 103, 118 East Lake Boulevard NE, Airdrie , Alberta T4A 2G2

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	1	15.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Year Built</b>
Annually	East Lake Industrial	2007
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Parking</b>
8034.00	746.38	8
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Floor Plans

Join the excellent tenant mix in this modern, state of the art, 90,780 sq.ft. building located in the heart of Airdrie East Industrial area. With excellent access to Highway 2 via 567, Airdrie is only a few minutes from Calgary. A total of 8,034 sq.ft. with 2,954 sq.ft. of office and 5,080 sq.ft. of warehouse. Two drive in doors (12' x 14') and 24' clear ceiling height. 100 Amp 120-480V power per bay. The bay is approximately 80' wide and 100' deep. Building features include: radiant heating, fully sprinklered, insulated pre-cast concrete construction, and ample parking. Asking Rate: \$15.00/sq.ft. Estimated operating costs for 2026: \$5.07/sq.ft.

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