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UNIT 2001, 4 HIGHLAND PARK GREEN NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Airdrie, Alberta

Listing ID:

34697

MLS ID:

A2298448

\$14



MANNY VERDUGO

CDN Global Advisors Ltd.
 403-531-4336

Unit 2001, 4 Highland Park Green NE, Airdrie , Alberta T4A 2G2

Transaction Type

For Lease

Days On Market

1

Subdivision

NONE

Year Built

2017

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

8267.00

Building Area (Sq. M.)

768.02

Inclusions

n/a

Restrictions

Call Lister

Reports

Call Lister

8,267 Sq. Ft. 'A' class industrial bay with dock and drive-in located in Airdrie's Highland Park Industrial, which is Airdrie's newest industrial park with high quality architectural controls. Airdrie has favorable property taxes compared to the City of Calgary, which has attracted many tenants and owner-users to this area. Developed by Beedie and awarded for excellence from the Urban Development Institute (UDI). The building is constructed in insulated concrete panels and EPDM roofing system. Quality industrial space with 1 drive-in door (12 Ft w x 14 Ft h) and 2 dock door (8 Ft w x 10 Ft h). Quality office space, which includes two private offices, open concept, kitchenette, and one accessible washroom. 5,367 SF of warehouse, 200 Amps of power at 347/600 Volts, 26 Ft of clear ceiling height, T5H0 lighting, two 6 Ft. x Ft. skylights, and ESFR sprinklers. And this bay also includes ample parking of 12 reserved parking stalls. No business tax and lower property tax compared to Calgary. Only three minutes to Highway 2 (QEII) and 12 minutes to City of Calgary (Stoney Trail). The Lease rate is starting at \$14.00 PSF with Operating costs at \$5.14 (Est. 2026). Thus a total of \$19.14 PSF (Approx. \$13,200/month + Utilities + GST). Availability is negotiable.

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