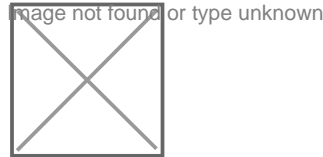


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## UNIT 1003, 101 HIGHLAND PARK COMMON NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Airdrie, Alberta



**Listing ID:**  
29892


**MLS ID:**  
A2204359

**\$13.50**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Unit 1003, 101 Highland Park Common NE, Airdrie , Alberta T4A 0X3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 29	<b>Lease Amount</b> 13.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> East Lake Industrial	<b>Year Built</b> 2017
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 4807.00	<b>Building Area (Sq. M.)</b> 446.58	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

4,807 SF 'A' Class Industrial Bay in Highland Park Industrial, Airdrie. This premium industrial bay offers 4,807 SF of space, including 555 SF of open-concept office and 4,250 SF of warehouse. Features include two drive-in doors (12' W x 14' H and 8' W x 10' H), 200 Amps of power, 26' clear ceiling height, T5HO lighting, ESFR sprinklers, two skylights, and a small outdoor storage yard. The property also includes eight reserved parking stalls and is within walking distance of a large green space with a pond. Located in Airdrie's Highland Park Industrial, developed by Beedie and awarded for excellence from the Urban Development Institute (UDI). Airdrie offers no business tax and lower property taxes than Calgary. The lease rate starts at \$13.50 PSF, with operating costs of \$4.28 (2025 est.), totaling \$17.78 PSF. The space is available with 60 days' notice.

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