

\$14 - Unit 2006, 4 Highland Park Green Ne, Airdrie

MLS® #A2204686

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

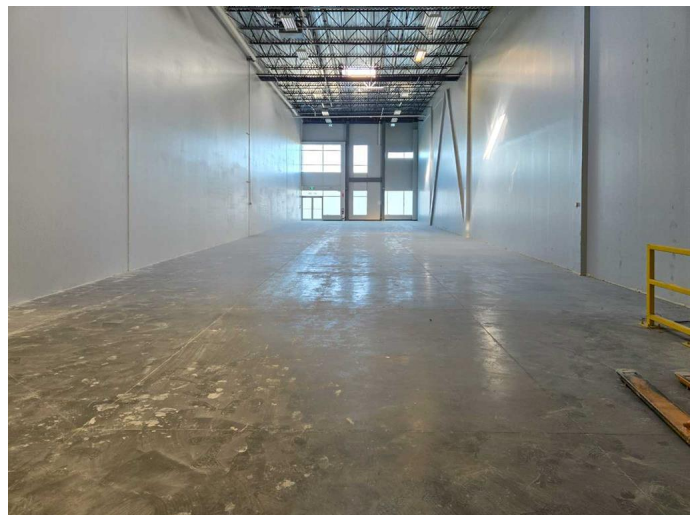
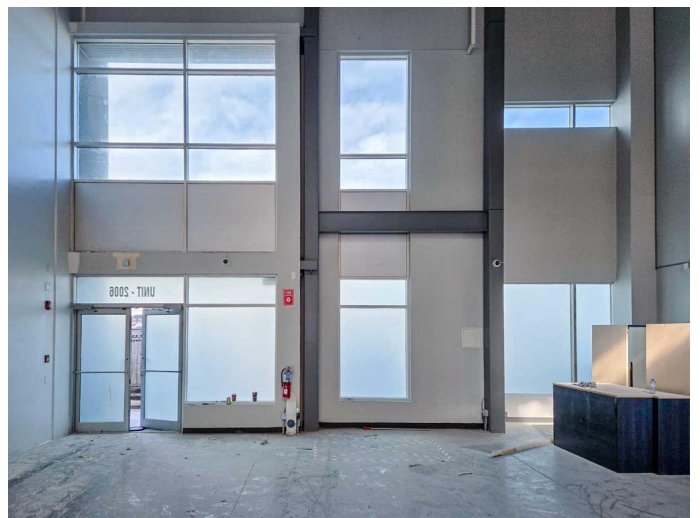
NONE, Airdrie, Alberta

CONDITONALLY LEASED. This 4,845 SF
â€™Aâ€™™ class industrial bay is located in
Airdrieâ€™™s Highland Park Industrial, the
cityâ€™™s newest industrial park with
high-quality architectural standards.
Developed by Beedie and recognized for
excellence by the Urban Development
Institute. This bay features one drive-in door
(12' W x 14' H), one dock door (9' W x 10' H),
200 Amps of power, 26' clear ceiling height,
T5HO lighting, two skylights, ESFR sprinklers,
and seven reserved parking stalls. The
landlord will build a washroom, and office
space can be build to suit.
Airdrie offers no business tax and lower
property taxes compared to Calgary. Lease
rates start at \$14.00 PSF plus \$4.27 operating
costs (2025 est.), for a total of \$18.27 PSF.
Available immediately.

Built in 2017

Essential Information

| | |
|------------|------------|
| MLS® # | A2204686 |
| Price | \$14 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|-------------------------------------|
| Address | Unit 2006, 4 Highland Park Green Ne |
| Subdivision | NONE |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 2G2 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 28 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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