

'A' CLASS INDUSTRIAL BAY WITH DOCK AND DRIVE-IN

// 6,569 SF

FOR SUBLEASE

3 Highland Park Green NE, Unit 3031, Airdrie, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 3 Highland Park Green NE, Unit 3031

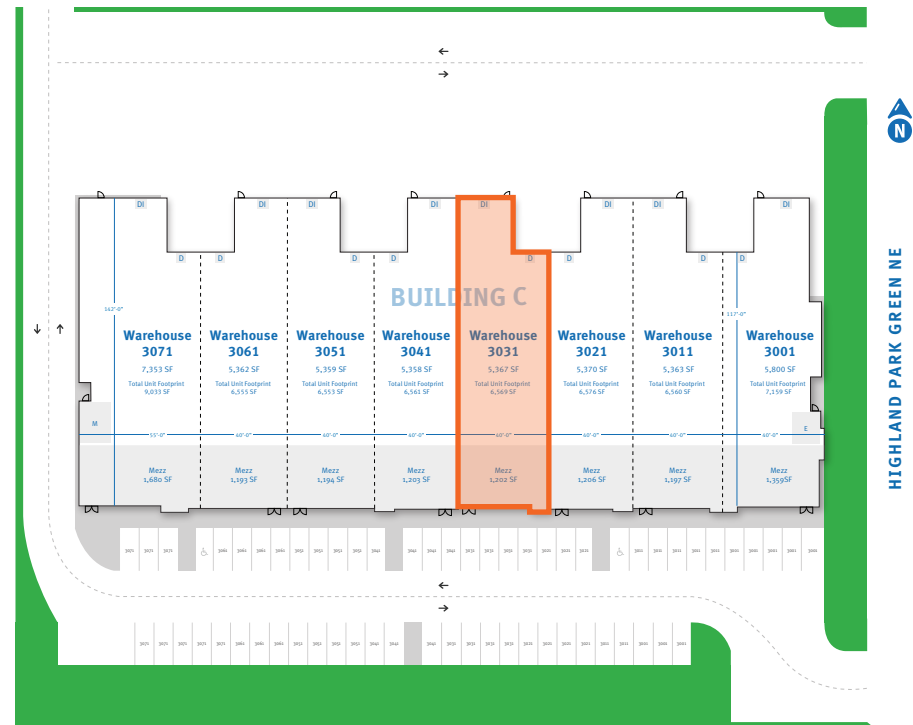


District:	Airdrie, Highland Park Industrial		
Zoning:	IB-2 (Industrial Park Employment District)		
Year Built:	2019		
Square Footage Breakdown:	Mezzanine:	1,202 SF	
	Warehouse:	5,367 SF	
	Total:	6,569 SF	
Clear Height:	26'		
Loading:	1 Drive-in Door (12'w x 14'h)		
	1 Dock Door (8'w x 10'h)		
Power:	200 Amps, 347/600 Volts		
Sprinklers:	ESFR		
Parking:	8 reserved stalls		
Sublease Rate:	\$10.00 PSF		
Operating Costs (Est. 2025):	\$4.87 PSF		
Sublease Term:	January 30, 2026		
Availability:	30 days notice		

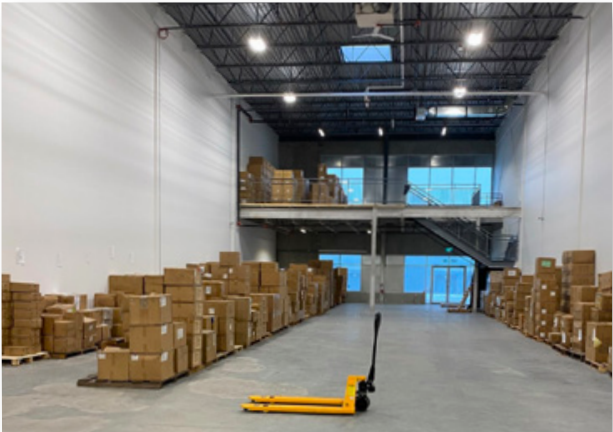
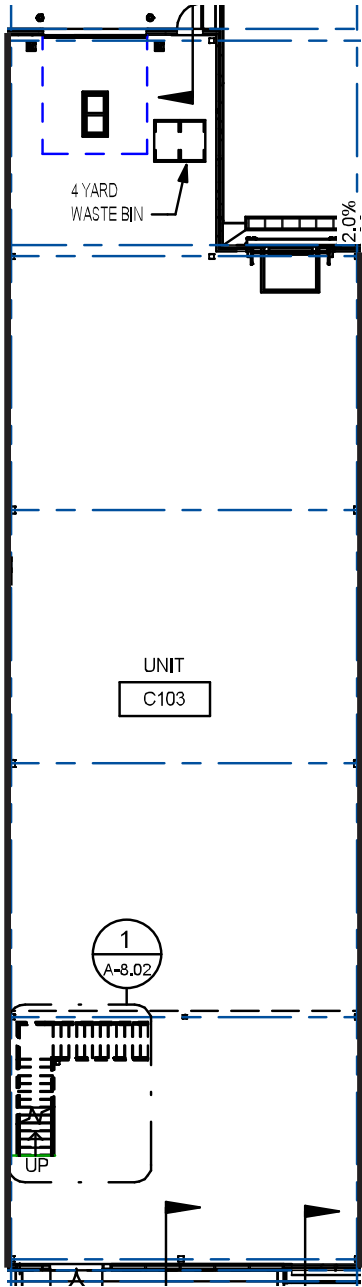
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PROPERTY OVERVIEW

- **Ideally suited for storage users**
- 'A' class industrial development, built by Beedie Development
- Quality industrial space with dock and drive-in loading
- Insulated concrete panels construction
- EPDM roofing system
- Two skylights (6'x6')
- 500 lbs/ SF floor slab rating
- Ample parking space (8 reserved parking stalls)
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



FLOOR PLAN // 3 Highland Park Green NE, Unit 3031





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