

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

// 4,856 SF

FOR LEASE

4 Highland Park Green NE, Unit 2006, Airdrie, AB



Lead Broker

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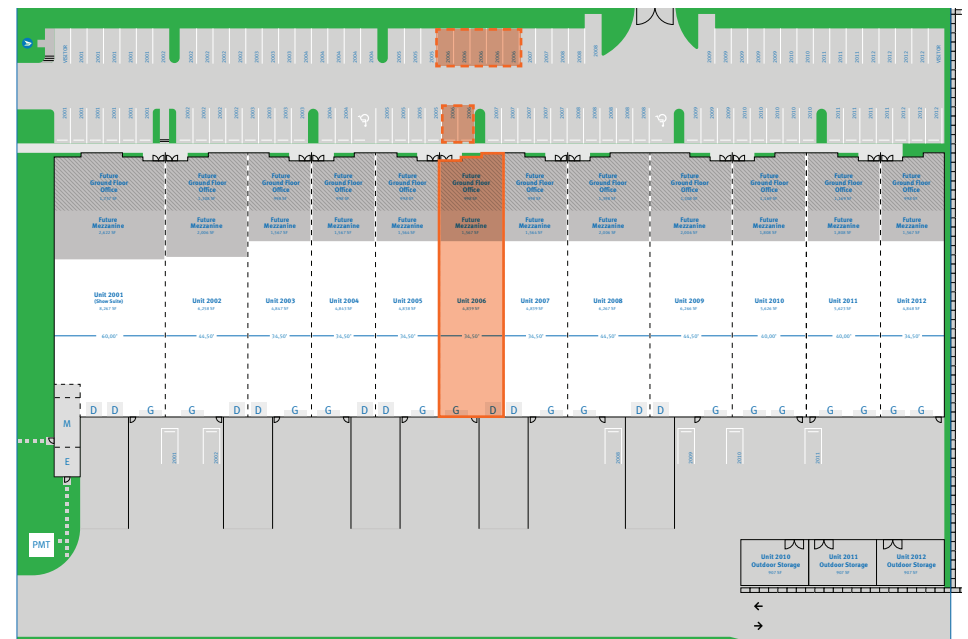
PROPERTY HIGHLIGHTS // 4 Highland Park Green NE, Unit 2006



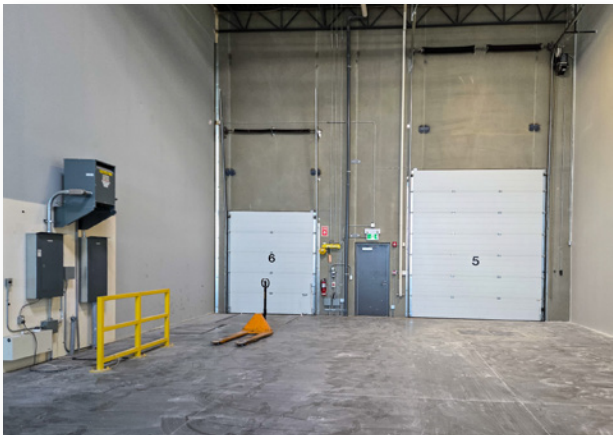
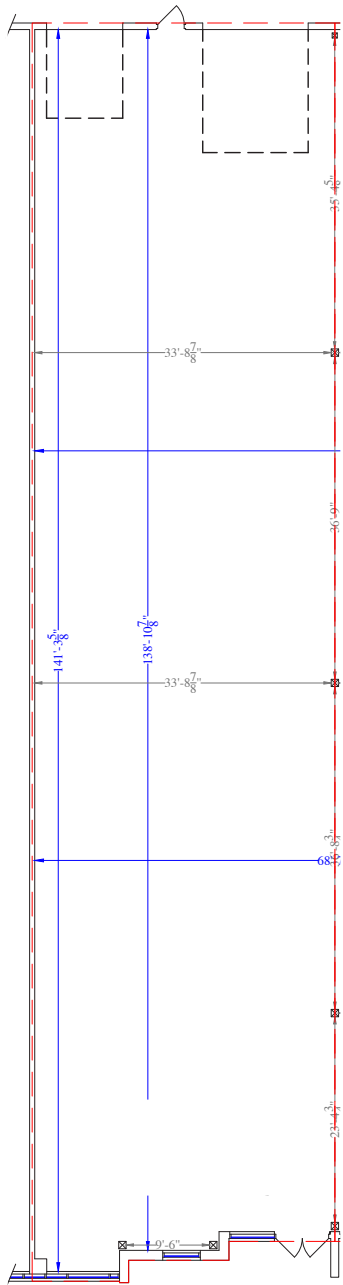
District:	Airdrie, Highland Park Industrial	
Zoning:	IB-2 (Industrial Park Employment District)	
Year Built:	2017	
Square Footage:	Office:	To Suit
	Warehouse:	4,856 SF
	Total:	4,856 SF
Clear Height:	26'	
Loading:	1 Drive-in Door (12'w x 14'h) 1 Dock Door (9'w x 10'h)	
Power:	200 Amps, 347/600 Volts	
Sprinklers:	ESFR	
Parking:	7 reserved stalls	
Lease Rate:	\$14.00 PSF	
Operating Costs (Est. 2025):	\$4.27 PSF	
Availability:	Immediate	

PROPERTY OVERVIEW

- 'A' class industrial development, built by Beedie Development
- Quality industrial space with dock and drive-in loading
- Landlord will install a washroom
- Office space can be built to suit
- Insulated concrete panels construction
- T5 lighting
- Two skylights (6'x6')
- 500 lbs/ SF floor slab rating
- Ample parking space (7 reserved parking stalls)
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



PROPERTY FLOOR PLAN & PICTURES // 4 Highland Park Green NE, Unit 2006





Drive Times:

Queen Elizabeth Hwy: **1 minute**

Stoney Trail NE: **10 minutes**

Calgary Airport: **15 minutes**

Downtown Calgary: **25 minutes**



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