



**102 & 103, 118 East Lake Boulevard NE
Airdrie, Alberta**

MLS # A2282395



\$15 per sq.ft.

Division: East Lake Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,034 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Join the excellent tenant mix in this modern, state of the art, 90,780 sq.ft. building located in the heart of Airdrie East Industrial area. With excellent access to Highway 2 via 567, Airdrie is only a few minutes from Calgary. A total of 8,034 sq.ft. with 2,954 sq.ft. of office and 5,080 sq.ft. of warehouse. Two drive in doors (12' x 14') and 24' clear ceiling height. 100 Amp 120-480V power per bay. The bay is approximately 80' wide and 100' deep. Building features include: radiant heating, fully spinklered, insulated pre-cast concrete construction, and ample parking. Asking Rate: \$15.00/sq.ft. Estimated operating costs for 2026: \$5.07/sq.ft.