



107, 118 East Lake Boulevard NE  
Airdrie, Alberta

MLS # A2282639



**\$15 per sq.ft.**

Division: East Lake Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,856 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 3,856 sq.ft. with approximately 2,700 sq.ft. of warehouse, and office space that can be built to suit. One drive in door (12' x 14') and 24' clear ceiling height. 100 Amp power. The bay is approximately 40' wide and 98' deep. Building features include: radiant heating, fully sprinklered, insulated pre-cast concrete construction, and ample parking. Asking Rate: \$15.00/sq.ft. Estimated operating costs for 2026: \$5.07/sq.ft.