



GRASSROOTS
REALTY GROUP

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**105, 18 Highland Park Way NE
Airdrie, Alberta**

MLS # A2283056



\$2,195,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,504 sq.ft.

Zoning: IB-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.20 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

8,504 SF Class "A" industrial bay available in Highland Park Industrial, Airdrie's newest industrial park known for high-quality architectural controls and favourable property taxes compared to Calgary. Developed by Beedie and recognized by the Urban Development Institute (UDI) for excellence, the building is constructed with insulated concrete panels and an EPDM roofing system. The unit offers shell warehouse space with ample natural light. The landlord will construct a washroom. Features include 26' clear height, 200A 347/600V power (to be confirmed), T5HO lighting, two 6' x 6' skylights, ESFR sprinklers, two dock doors (8.5' x 10') with 40,000 lb hydraulic levelers, and one drive-in door (12' x 14'). The bay includes nine reserved parking stalls and a large marshalling area capable of accommodating 53' trailers. Large landscaped green space with a pond at the front of the property. Great access to Highway 2 (QEII) and 12 minutes to Calgary's Stoney Trail. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$4.37 per sq. ft., for a total of \$18.37 per sq. ft. Available on January 1, 2026.