



GRASSROOTS
REALTY GROUP

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**Unit 1003, 101 Highland Park Common NE
Airdrie, Alberta**

MLS # A2204359



\$13 per sq.ft.

Division: East Lake Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,807 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

4,807 SF 'A' Class Industrial Bay in Highland Park Industrial, Airdrie. This premium industrial bay offers 4,807 SF of space, including 555 SF of open-concept office and 4,250 SF of warehouse. Features include two drive-in doors (12' W x 14' H and 8' W x 10' H), 200 Amps of power, 26' clear ceiling height, T5HO lighting, ESFR sprinklers, two skylights, and a small outdoor storage yard. The property also includes eight reserved parking stalls and is within walking distance of a large green space with a pond. Located in Airdrie's Highland Park Industrial, developed by Beedie and awarded for excellence from the Urban Development Institute (UDI). Airdrie offers no business tax and lower property taxes than Calgary. The lease rate starts at \$13.50 PSF, with operating costs of \$4.28 (2025 est.), totaling \$17.78 PSF. The space is available with 60 days' notice.