

\$10 - Unit 3031, 3 Highland Park Green Ne, Airdrie

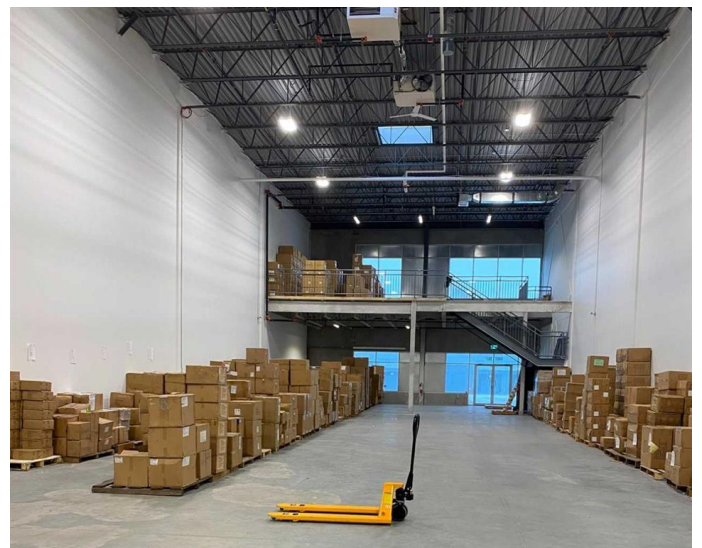
MLS® #A2192992

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Airdrie, Alberta

FOR SUBLEASE: 6,569 Sq. Ft. **Class**™
class industrial bay with dock and drive-in -
Ideally for storage uses. Located in
Airdrie's Highland Park Industrial, which is
Airdrie's newest industrial park with high
quality architectural controls. Airdrie has
favorable property taxes compared to the City
of Calgary, which has attracted many tenants
and owner-users to this area. Developed by
Beedie and awarded for excellence from the
Urban Development Institute (UDI). The
building is constructed in insulated concrete
panels and EPDM roofing system. Quality
industrial space with 1 drive-in door (12 Ft w x
14 Ft h) and 1 dock door (8 Ft w x 10 Ft h),
1,202 SF of concrete mezzanine, 5,367 SF of
warehouse, 200 Amps of power, 26 Ft of clear
ceiling height, T5H0 lighting, two 6 Ft. x Ft.
skylights, and ESFR sprinklers. And this bay
also includes ample parking of 8 reserved
parking stalls. Walking distance to large green
space with pond. No business tax and lower
property tax compared to Calgary. The
Sublease term expires on January 30, 2026 .
The Sublease rate is starting at \$10.00 PSF
with Operating costs at \$4.87 (Est. 2025).
Thus a total of \$14.87 PSF. Available within 30
days notice.



Built in 2019

Essential Information

MLS® #

A2192992

Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Unit 3031, 3 Highland Park Green Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L5

Amenities

Parking Spaces	8
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Additional Information

Date Listed	February 6th, 2025
Days on Market	57

Listing Details

Listing Office	CDN Global Advisors Ltd.
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