

# \$14 - Unit 7, 100 Gateway Drive Ne, Airdrie

MLS® #A2193026

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Gateway., Airdrie, Alberta

FOR SUBLEASE: 3,200 Sq. Ft. â€™ class small industrial bay with drive-in door. Airdrie has favorable property taxes compared to the City of Calgary, which has attracted many tenants and owner-users to this area. Quality industrial space with 1 drive-in door (12 Ft w x 16 Ft h), 840 SF of concrete mezzanine, 2,360 SF of warehouse space, 100 Amps of power, 26 - 28 Ft of clear ceiling height, LED lighting, sump in warehouse, and sprinklers. Only three minutes to Highway 2 (QEI) and 13 minutes to City of Calgary (Stoney Trail). The Sublease term expires on December 30, 2027. The Sublease rate is starting at \$13.50 PSF with Operating costs at \$5.25 (Est. 2025). Thus a total of \$18.75 PSF. Available on March 1st 2025. \*\*\*\*NOTE: NO AUTOMOTIVE USE\*\*\*\*

Built in 2021

## Essential Information

MLS® #	A2193026
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	Unit 7, 100 Gateway Drive Ne
Subdivision	Gateway.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J6

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	71

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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