

'A' CLASS INDUSTRIAL CONDO WITH DOCK & DRIVE-IN

// ± 9,249 SF

FOR SALE

18 Highland Park Way NE, Unit 109,
Airdrie, AB



Lead Broker

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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 18 Highland Park Way NE, Unit 109



District:	Airdrie, Highland Park Industrial	
Zoning:	IB-2 (Industrial Park Employment District)	
Year Built:	2013	
Square Footage Breakdown:	Main Office:	750 SF
	Second Floor Office:	810 SF
	Warehouse:	<u>7,689 SF</u>
	Total:	9,249 SF
Clear Height:	26'	
Loading:	2 Dock Doors (8'6" w x 10' h) 1 Drive-in Door (12' w x 14' h)	
Power:	200 Amps, 347/600 Volts (TBV)	
Sprinklers:	ESFR	
Parking:	11 reserved stalls	
Sale Price:	\$2,300,000.00	
Property Tax (Est. 2024):	\$20,664.97	
Condo Fees (2024):	\$1,239.39	
Availability:	Negotiable	

PROPERTY OVERVIEW

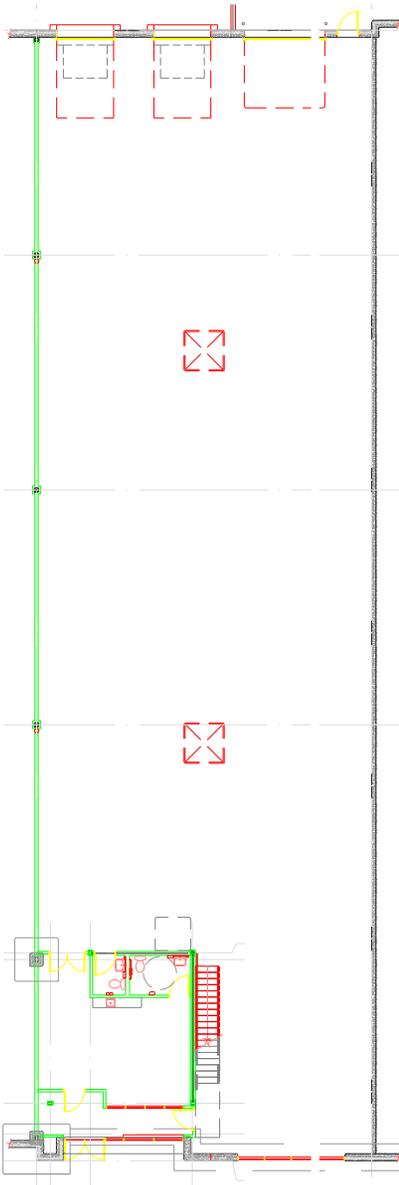
- 'A' class industrial development, built by Beedie
- Bright and spacious office over two floors and warehouse with lots of natural light
- Insulated concrete panels construction
- Dock and drive-in loading
- 40,000 lbs hydraulic dock levelers
- T5H0 lighting in warehouse
- Two skylights (6'x6')
- 700 lbs/ SF floor slab rating
- Large marshalling to accommodate 53' trailer access
- Large green space with pond in front of the building
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



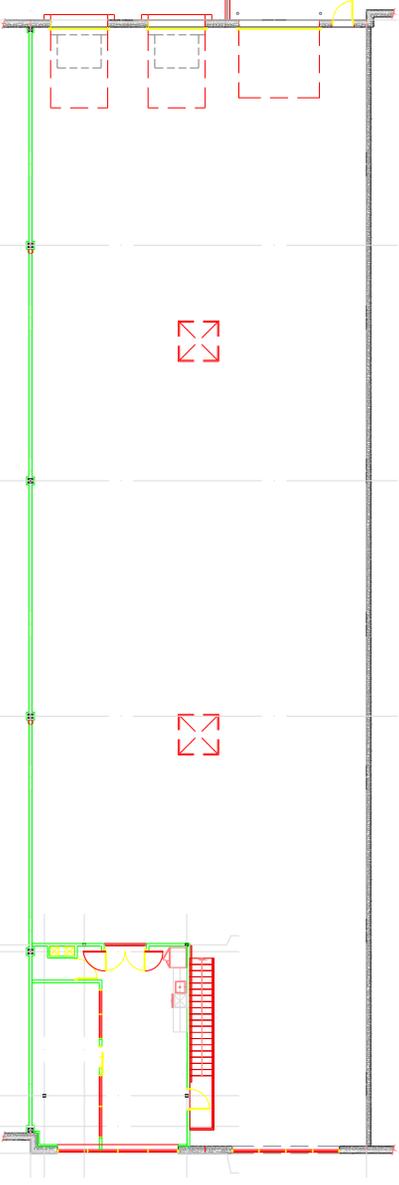
PROPERTY PICTURES & FLOOR PLAN //



Main Floor Plan



Second Floor Plan





18 Highland Park Way NE

Highland Park Way NE

Veterans Boulevard NE



Drive Times:

- Queen Elizabeth Hwy: **1 minute**
- Stoney Trail NE: **10 minutes**
- Calgary Airport: **15 minutes**
- Downtown Calgary: **25 minutes**



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