

'A' CLASS INDUSTRIAL CONDO WITH OUTDOOR STORAGE

// ± 4,807 SF

FOR LEASE

101 Highland Park Common NE, Unit 1003
Airdrie, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 101 Highland Park Common NE, Units 1003

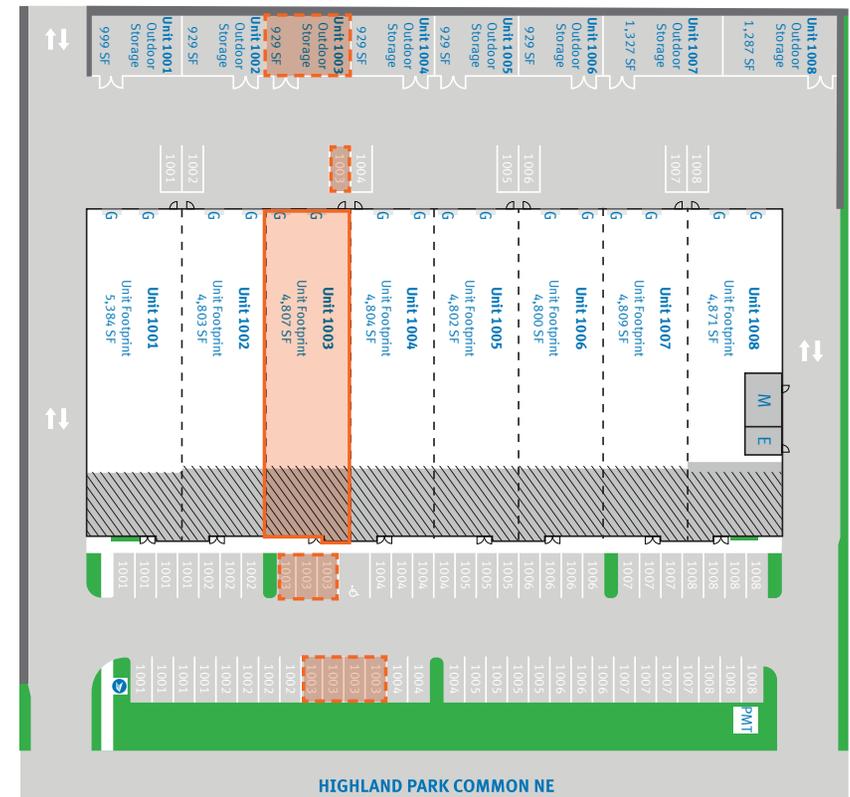
PROPERTY OVERVIEW



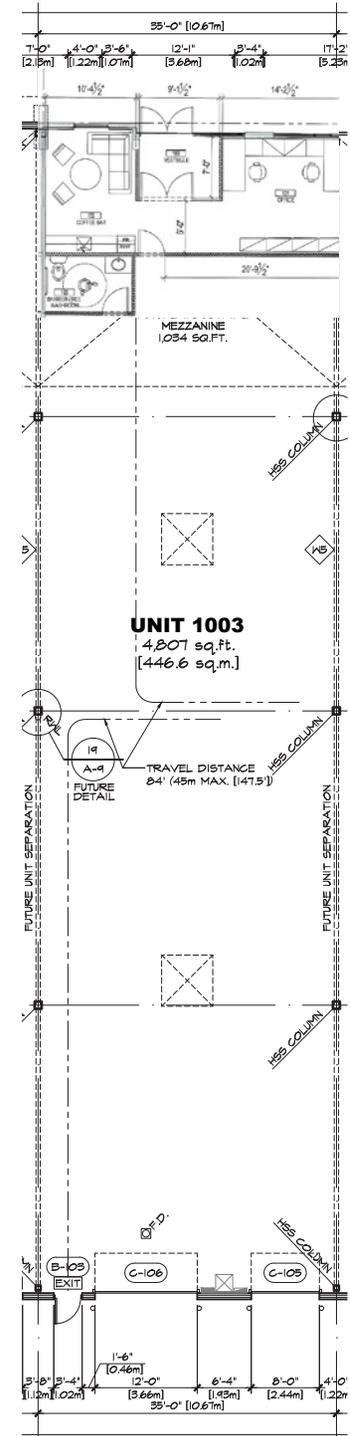
District:	Airdrie, Highland Park Industrial	
Zoning:	IB-2 (Industrial Park Employment District)	
Year Built:	2017	
Square Footage Breakdown:	Office:	555 SF
	Warehouse:	4,250 SF
	Total:	4,807 SF
Fenced Outdoor Storage:	929 SF	
Clear Height:	26'	
Loading:	1 Drive-in Door (12'w x 14'h) 1 Drive-in Door (8'w x 10'h)	
Power:	200 Amps, 347/600 Volts	
Sprinklers:	ESFR	
Parking:	8 reserved stalls	
Lease Rate:	\$13.50 PSF	
Property Tax (Est. 2025):	\$4.28 PSF	
Availability:	60 days	

PROPERTY COMMENTS

- 'A' class industrial development, built by Beedie
- Dedicated 929 SF of outdoor fenced storage yard
- Insulated concrete panels construction
- Quality industrial space with 2 drive-in doors
- EPDM roofing system
- T5H0 lighting in warehouse
- Two skylights (6'x6')
- 500 lbs/ SF floor slab rating
- Ample parking space (8 reserved parking stalls)
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



PROPERTY PHOTOS & FLOOR PLAN //



ZONING // IB-2 (Industrial Park Employment District)

PERMITTED USES

- Business Support Service
- Data Centre
- Indoor Recreation, Limited
- Industrial Distribution
- Industrial Manufacturing & Operations
- Industrial Service & Sales
- Mobile Vendor
- Storage Facility, Indoor
- Vehicle Service, General
- Vehicle Service, Limited

DISCRETIONARY USES

- Accessory Building
 - Animal Service, Limited
 - Animal Service, General
 - Animal Service, Major
 - Auctioning Service
 - Cannabis Facility, Limited
 - Entertainment, Adult
 - Funeral Service, Limited
 - Funeral Service, General
 - Government Service
 - Hotel2
 - Indoor Recreation, General
 - Industrial Agriculture & Production
 - Industrial Manufacturing, Limited
 - Microbrewery
- Office
 - Recycling Depot
 - Restaurant
 - RV Sales & Service
 - RV Storage
 - Security Suite
 - Storage Facility, Outdoor
 - Storage Facility, Public
 - Supportive Housing, General2
 - Temporary Event
 - Temporary Storage
 - Urban Agriculture
 - Vehicle Sales & Leasing





101 Highland Park Common 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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