

# 'A' CLASS INDUSTRIAL CONDO WITH OUTDOOR STORAGE

// ± 4,807 SF

# FOR LEASE

101 Highland Park Common NE, Unit 1003  
Airdrie, AB



## Lead Broker

**Manny Verdugo, SIOR** | Vice President / Associate  
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# PROPERTY HIGHLIGHTS // 101 Highland Park Common NE, Units 1003

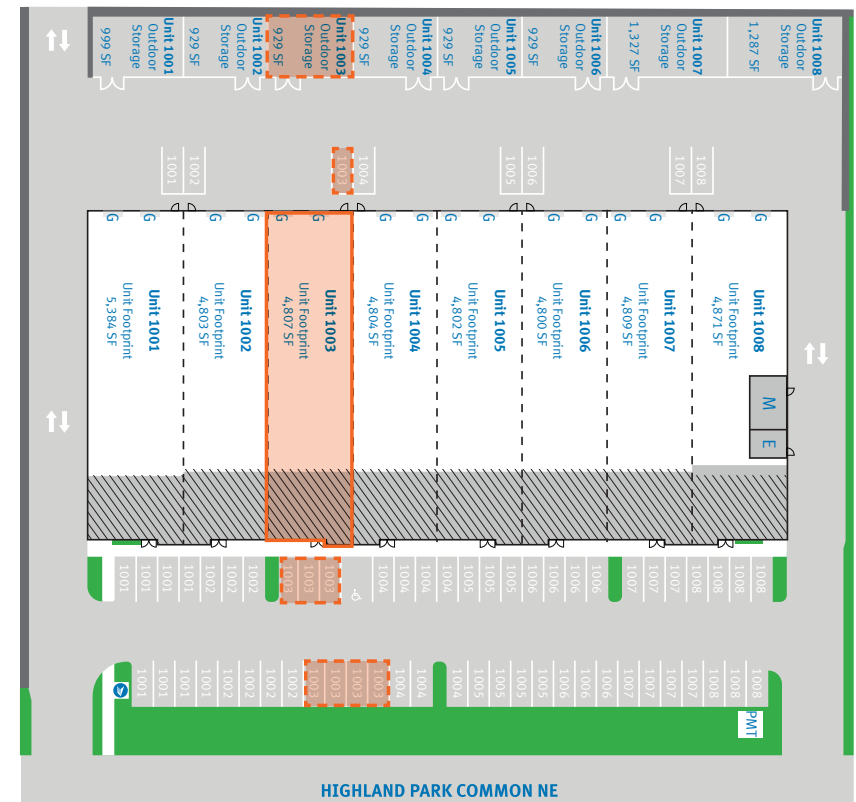
## PROPERTY OVERVIEW



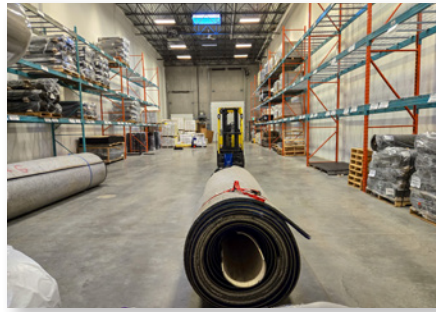
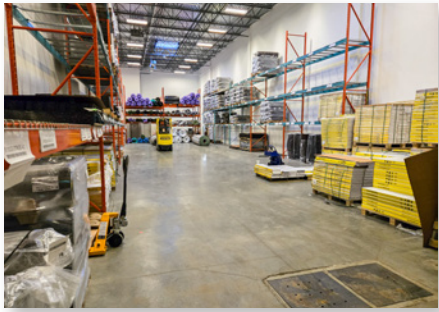
District:	Airdrie, Highland Park Industrial		
Zoning:	IB-2 (Industrial Park Employment District)		
Year Built:	2017		
Square Footage Breakdown:	Office:	555 SF	
	Warehouse:	4,250 SF	
	Total:	4,807 SF	
Fenced Outdoor Storage:	929 SF		
Clear Height:	26'		
Loading:	1 Drive-in Door (12'w x 14'h)		
	1 Drive-in 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







# 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







#### Drive Times:

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

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