

FOR LEASE

CDNGLOBAL[®]



506 East Lake Road NE

Airdrie, Alberta

PROPERTY OVERVIEW

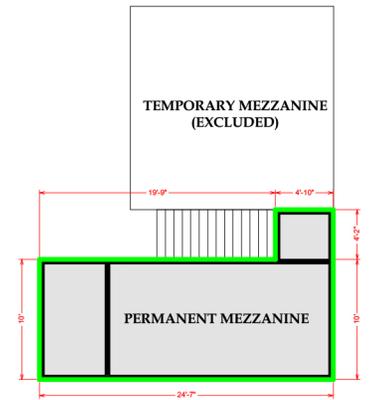
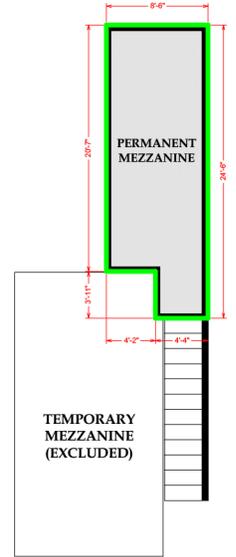
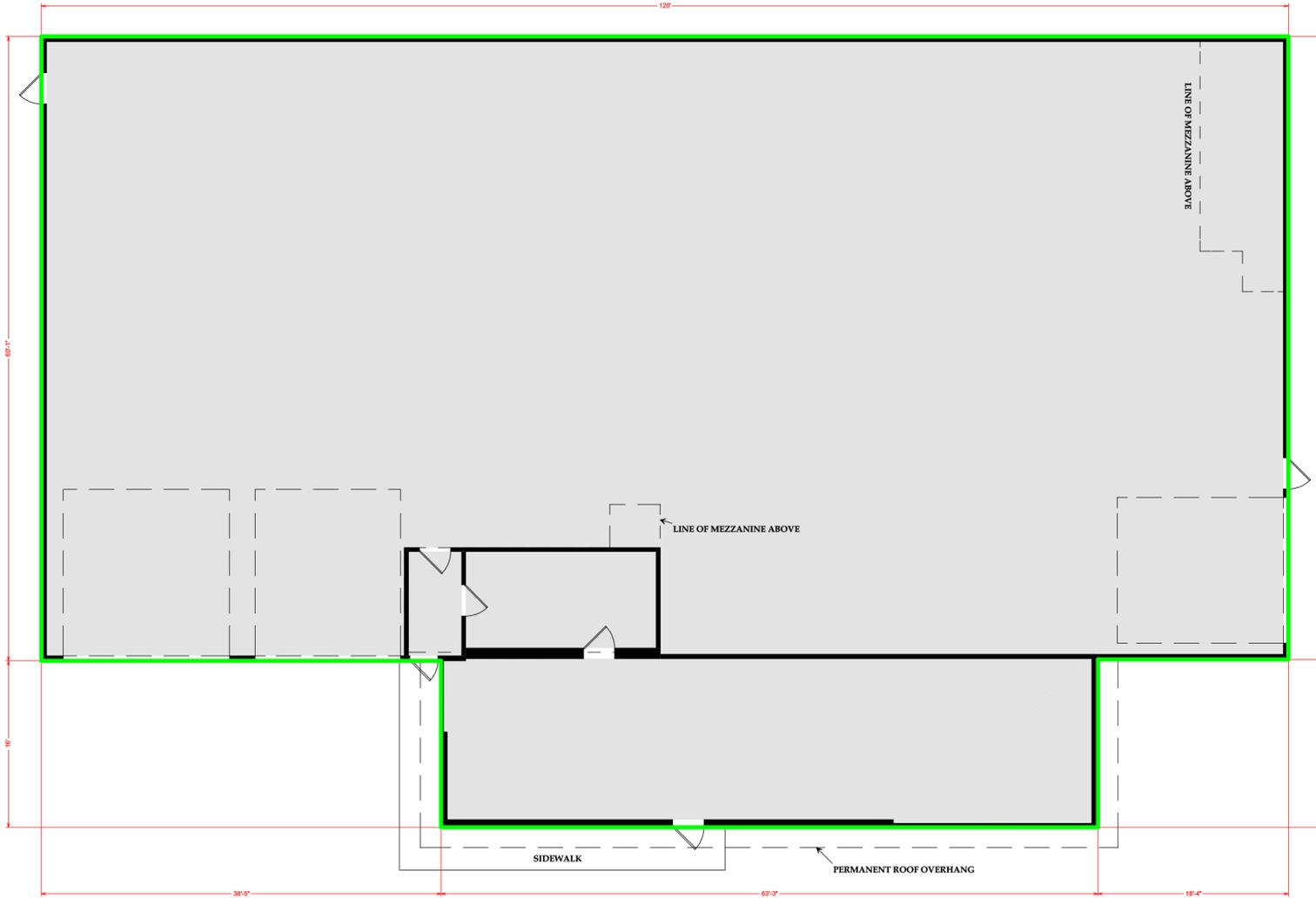
ADDRESS	506 East Lake Road NE
ZONING	IB-2
SITE SIZE	200' x 120' Irregular Lot
FRONT OFFICE	± 1,000 SF
MEZZANINE	± 460 SF
WAREHOUSE	± 7,212 SF
TOTAL AREA	± 8,672 SF
PARKING	20 Parking Stalls
LOADING	3 DI Doors, 1 - 16' x 16', 2 - 14'W x 16'H
HVAC	Unit heaters in warehouse and forced air in office.
NET RENT	Market
ADDITIONAL RENT	\$6.30 PSF (2024 Budget)
AVAILABILITY	Immediately
TERM	5-10 Years



HIGHLIGHTS

CDNGLOBAL is pleased to present the opportunity to lease 506 East Lake Road in Airdrie, Alberta. Located just off Highway Queen Elizabeth 2 and East Lake Boulevard, this property is in the East Lake Industrial area of Airdrie and is 30 minutes to Downtown Calgary and 15 minutes to the Calgary International Airport. This stand-alone building offers 7,212 SF of warehouse space, 1,460 SF of office space 3 drive-in doors and a small area for storage loading. Airdrie's Primary Trade Area is approximately 85,200 people (2023) with an average growth of 4.02% over the past 5 years and a median income of \$110,000 in 2021. Across the business landscape, the City of Airdrie does not collect a business tax rate, making the community an attractive base for business.

FLOOR PLAN



LOCATION



CDNGLOBAL[®]

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