

**109, 18 Highland Park Way NE  
Airdrie, Alberta**

**MLS # A2204695**



**\$2,300,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,249 sq.ft.

**Zoning:** IB-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.19 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

9,249 Sq. Ft. "A" class industrial bay located in Airdrie's Highland Park Industrial, which is Airdrie's newest industrial park with high quality architectural controls. Airdrie has favorable property taxes compared to the City of Calgary which has attracted many tenants and owner-users to this area. Developed by Beedie and awarded for excellence from the Urban Development Institute (UDI). The building is constructed in insulated concrete panels and EPDM roofing system. This unit has a total of 1,560 Sq.Ft. of bright and spacious office space over two floors. The warehouse space consists of 7,689 Sq.Ft. with two dock doors (8.5 Ft width x 10 Ft height) with 40,000 lbs hydraulic levelers and one drive-in door (12 Ft width x 14 Ft height). Other specifications include 26 Ft clear ceiling height, T5H0 lighting, two 6 Ft. x Ft. skylights, make-up air, and ESFR sprinklers. The electric power consists of 200 Amps at 347/600 Volts (to be confirmed). And this bay also includes ample parking of 11 reserved parking stalls. Large marshalling area to accommodate 53' trailers. Furnishing and select warehousing/equipment negotiable. Large green space with pond in front of building. Only three minutes to Highway 2 (QEII) and 12 minutes to City of Calgary (Stoney Trail)