

\$10 - Unit 3031, 3 Highland Park Green Ne, Airdrie

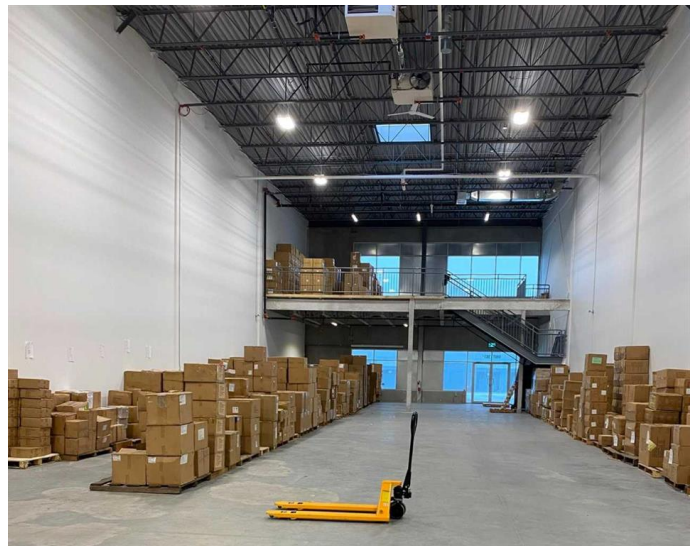
MLS® #A2192992

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Airdrie, Alberta

FOR SUBLEASE: 6,569 Sq. Ft. $\hat{\sim}$ A $\hat{\sim}$ ™ class industrial bay with dock and drive-in - Ideally for storage uses. Located in Airdrie $\hat{\sim}$ ™s Highland Park Industrial, which is Airdrie $\hat{\sim}$ ™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. Quality industrial space with 1 drive-in door (12 Ft w x 14 Ft h) and 1 dock door (8 Ft w x 10 Ft h), 1,202 SF of concrete mezzanine, 5,367 SF of warehouse, 200 Amps of power, 26 Ft of clear ceiling height, T5H0 lighting, two 6 Ft. x Ft. skylights, and ESFR sprinklers. And this bay also includes ample parking of 8 reserved parking stalls. Walking distance to large green space with pond. No business tax and lower property tax compared to Calgary. The Sublease term expires on January 30, 2026 . The Sublease rate is starting at \$10.00 PSF with Operating costs at \$4.87 (Est. 2025). Thus a total of \$14.87 PSF. Available within 30 days notice.



Built in 2019

Essential Information

MLS® #

A2192992

Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Unit 3031, 3 Highland Park Green Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L5

Amenities

Parking Spaces	8
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Additional Information

Date Listed	February 6th, 2025
Days on Market	36

Listing Details

Listing Office	CDN Global Advisors Ltd.
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