

# \$2,300,000 - 109, 18 Highland Park Way Ne, Airdrie

MLS® #A2204695

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

NONE, Airdrie, Alberta

9,249 Sq. Ft. Æ™ class industrial bay located in AirdrieÆ™s Highland Park Industrial, which is AirdrieÆ™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 53Æ™ 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)

Built in 2013

## Essential Information



MLS® #	A2204695
Price	\$2,300,000
Bathrooms	0.00
Acres	0.19
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	109, 18 Highland Park Way Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L5

### Additional Information

Date Listed	March 21st, 2025
Days on Market	38
Zoning	IB-2

### Listing Details

Listing Office	CDN Global Advisors Ltd.
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