

\$14 - Unit 2006, 4 Highland Park Green Ne, Airdrie

MLS® #A2204686

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Airdrie, Alberta

This 4,845 SF $\hat{\sim}$ class industrial bay is located in Airdrie's Highland Park Industrial, the city's newest industrial park with high-quality architectural standards.

Developed by Beedie and recognized for excellence by the Urban Development Institute. This bay features one drive-in door (12' W x 14' H), one dock door (9' W x 10' H), 200 Amps of power, 26' clear ceiling height, T5HO lighting, two skylights, ESFR sprinklers, and seven reserved parking stalls. The landlord will build a washroom, and office space can be build to suit.

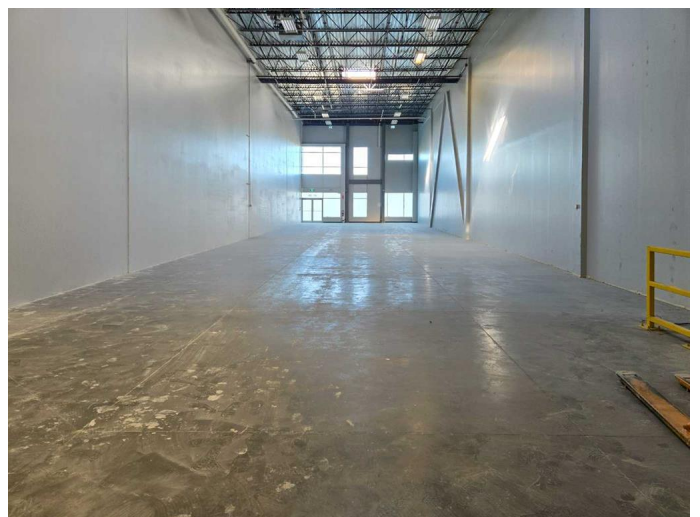
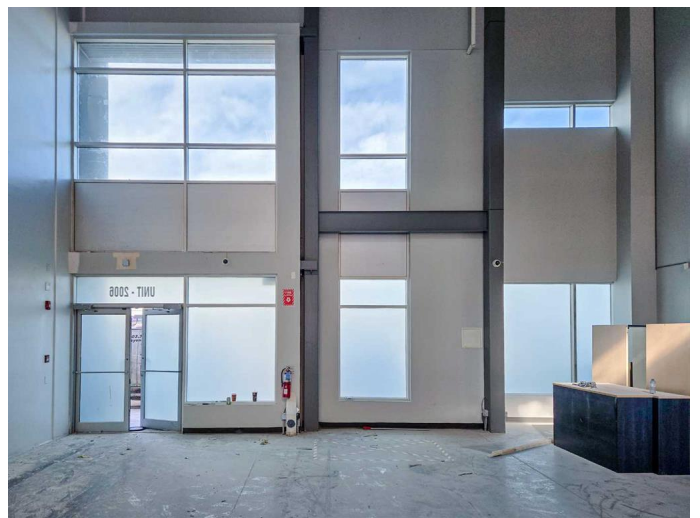
Airdrie offers no business tax and lower property taxes compared to Calgary. Lease rates start at \$14.00 PSF plus \$4.27 operating costs (2025 est.), for a total of \$18.27 PSF. Available immediately.

Built in 2017

Essential Information

MLS® #	A2204686
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	Unit 2006, 4 Highland Park Green Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2G2

Additional Information

Date Listed	March 21st, 2025
Days on Market	18

Listing Details

Listing Office	CDN Global Advisors Ltd.
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