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

MLS® #A2192992

\$10

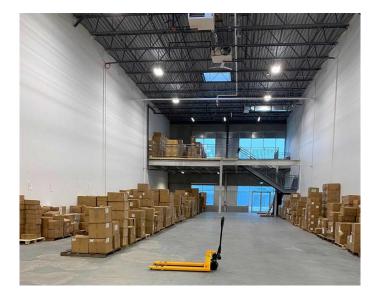
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Airdrie, Alberta

FOR SUBLEASE: 6,569 Sq. Ft. â€~A' class industrial bay with dock and drive-in -Ideally for storage uses. 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. 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

Additional Information

Date Listed February 6th, 2025

Days on Market 57

Listing Details

Listing Office CDN Global Advisors Ltd.

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