

# \$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  $\hat{A}$ ™ 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.

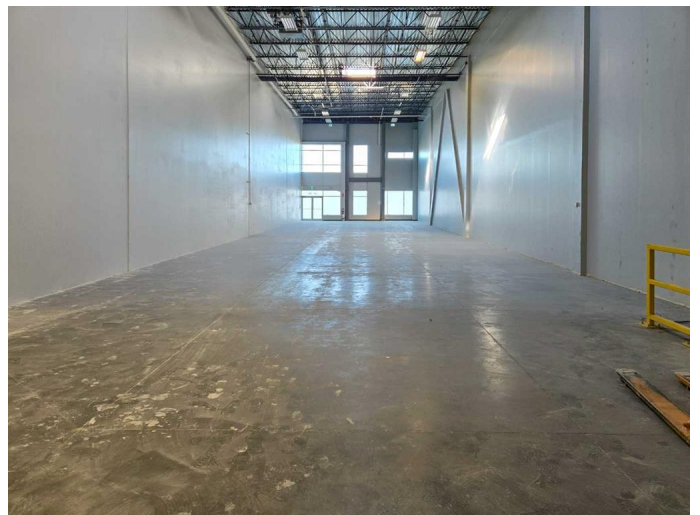
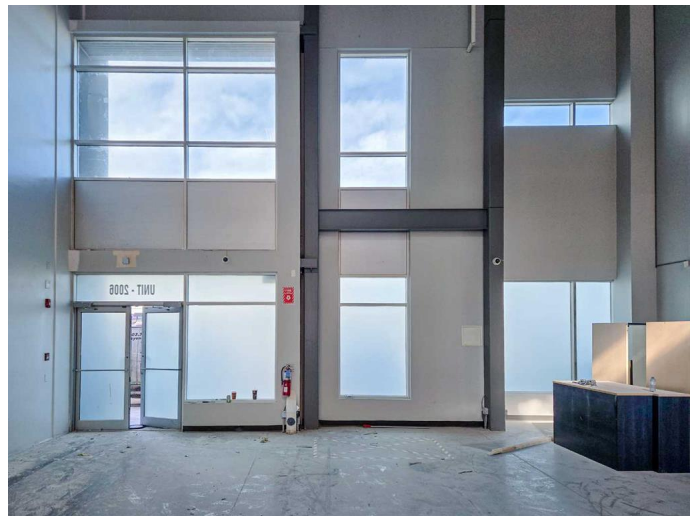
Airdrie offers no business tax and lower property taxes compared to Calgary. Lease rates start at \$14.00 PSF plus \$4.27 operating costs (2025 est.), for a total of \$18.27 PSF. Available immediately.

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	13

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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