



GRASSROOTS
REALTY GROUP

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2009, 4 Highland Park Green NE
Airdrie, Alberta

MLS # A2345947



\$2,300,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,338 sq.ft.

Zoning: IB-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

8,338 SF &Apos; class industrial bay with both dock and drive-in loading. Located in Highland Park Industrial, Airdrie's newest industrial park featuring high-quality architectural controls. The square footage breakdown includes 1,648 SF of main floor office, 2,072 SF of second floor office, and 4,618 SF of warehouse space. Quality office area is built over two floors and includes six private offices, one boardroom, an open-concept area/reception, a kitchenette, and washrooms on each level, with elevator access to the second floor. The warehouse area features 26 Ft. clear height, 200 amps of power at 208 volts (TBV), one drive-in door (12 Ft. W x 14 Ft. H), one dock door (9 Ft. W x 10 Ft. H), two 6 Ft. x 6 Ft. skylights, T5 lighting, and an ESFR sprinkler system. The unit also includes eight parking stalls. The building is constructed with insulated concrete panels and an EPDM roofing system. There is no business tax, and Airdrie has favourable property taxes compared to the City of Calgary, which has attracted many tenants and owner-users to the area. The development was completed by Beedie and recognized for excellence by the Urban Development Institute (UDI). Conveniently located approximately three minutes from Highway 2 (QEII) and 12 minutes from the City of Calgary via Stoney Trail. Availability is negotiable.