

FOR LEASE



PRIME AIRDRIE INDUSTRIAL

118 EAST LAKE BLVD.
AIRDRIE, ALBERTA

BUILDING DETAILS



Power

100 Amp;
3 Phase



Ceiling

24' clear



Loading

One 12' x 14'
Drive In Door Per Bay



Parking

1 stall/1,000
SF

Additional Discretionary Land Uses (DC):

- Cannabis Facility
- Entertainment, General
- Financial Services
- Indoor Recreation
- Microbrewery
- Restaurant
- Retail Store, General
- Warehouse Sales

HIGHLIGHTS

This high quality industrial property offers an almost retail feel with amazing curb appeal and high end construction materials. Join the excellent tenant mix (NAPA) in this modern, state-of-the-art 90,780 SF three building complex located in the heart of the Airdrie East Industrial area. Building Features Include: Radiant Heating, Fully Sprinklered, Insulated Pre-Cast Concrete Construction, Ample Parking, Quality Property Management, Separate Electric and Gas Metering for Utilities. *Tenant allowance negotiable*. Excellent access to Highway 2 via 567, Airdrie is only a few minutes away from Calgary and offers companies a NO BUSINESS TAX environment.

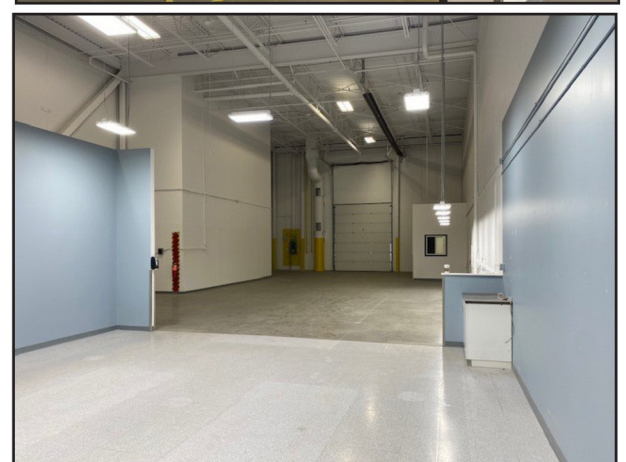
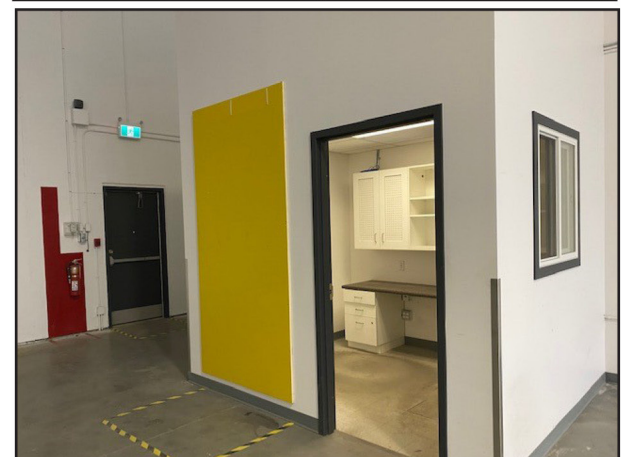
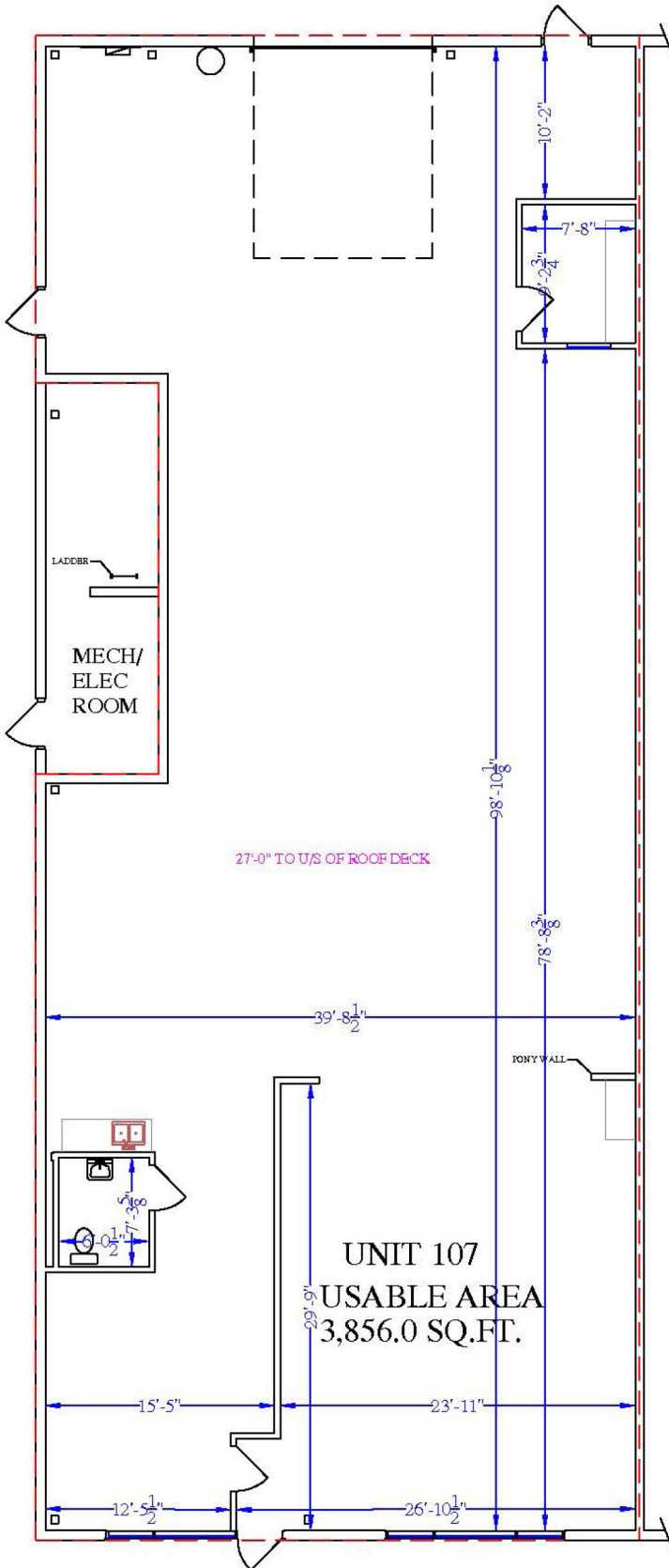
PROPERTY DESCRIPTION

Lease Rate:	Please Contact
Op. Costs & Tax:	\$4.56 psf (2023)
Rentable Area:	Unit 107: 3,856 sq. ft.
Zoning:	DC (Direct Control) NEW
Possession:	Immediately

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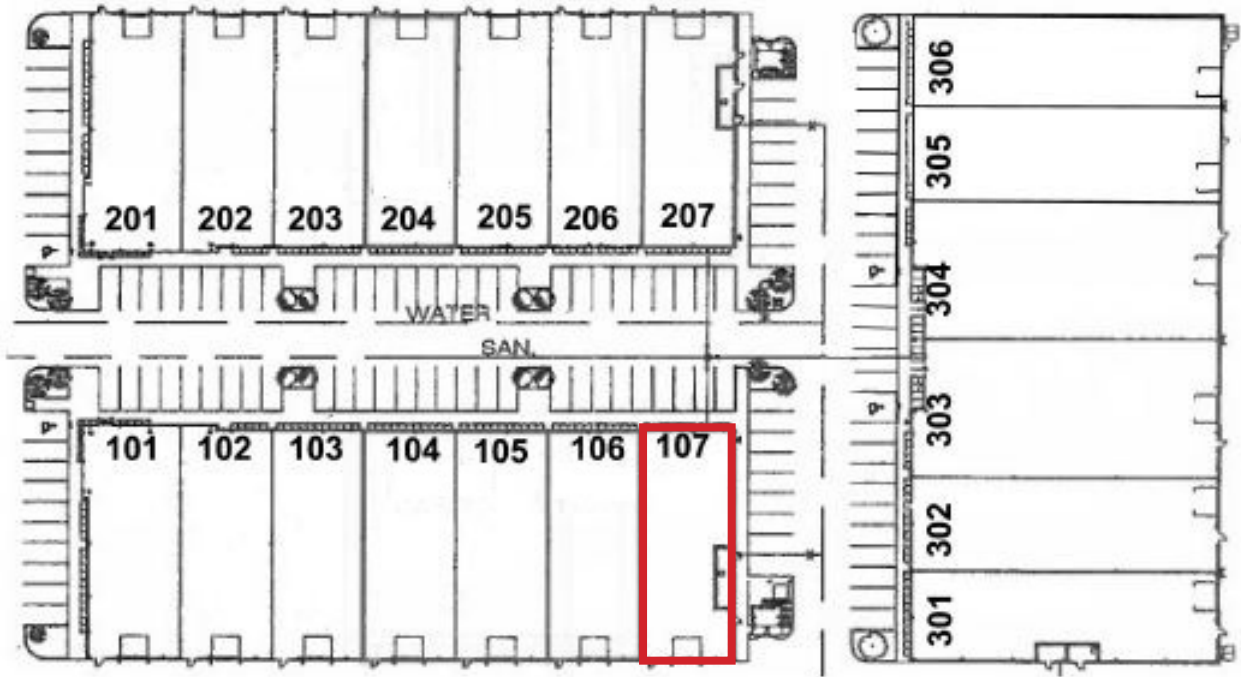
Unit 107



ADJOINING UNIT

SITE PLAN

118 East Lake Blvd., Airdrie, Alberta



LOCATION

118 East Lake Blvd., Airdrie, Alberta



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