

'A' CLASS INDUSTRIAL BAY WITH DOCK AND DRIVE-IN

// 8,267 SF

FOR SALE / LEASE

4 Highland Park Green NE, Unit 2001, Airdrie, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 520 5th Ave SW, Suite 1910
Calgary, Alberta T2P 3R7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

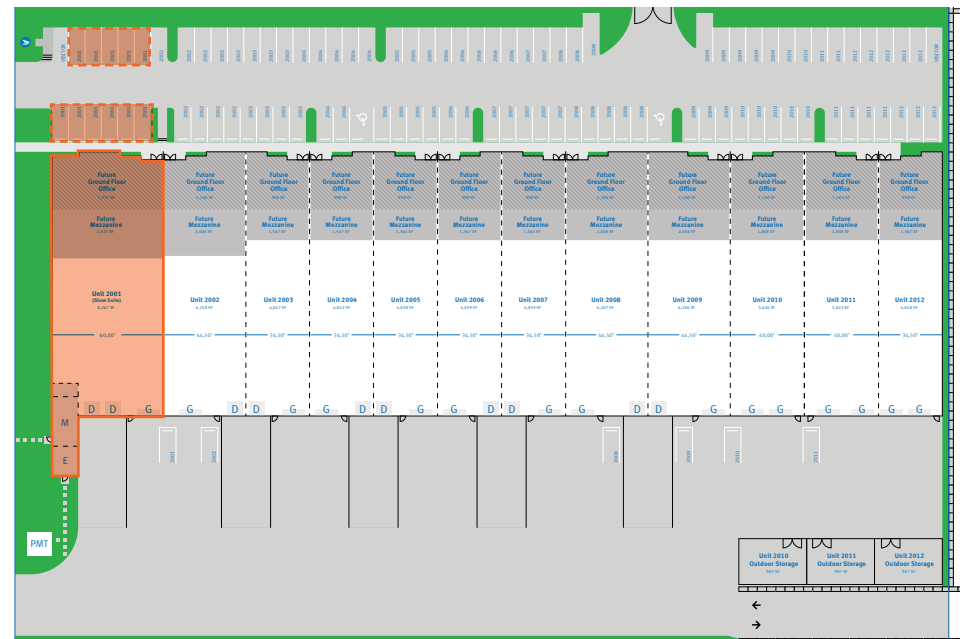
PROPERTY HIGHLIGHTS // 4 Highland Park Green NE, Unit 2001



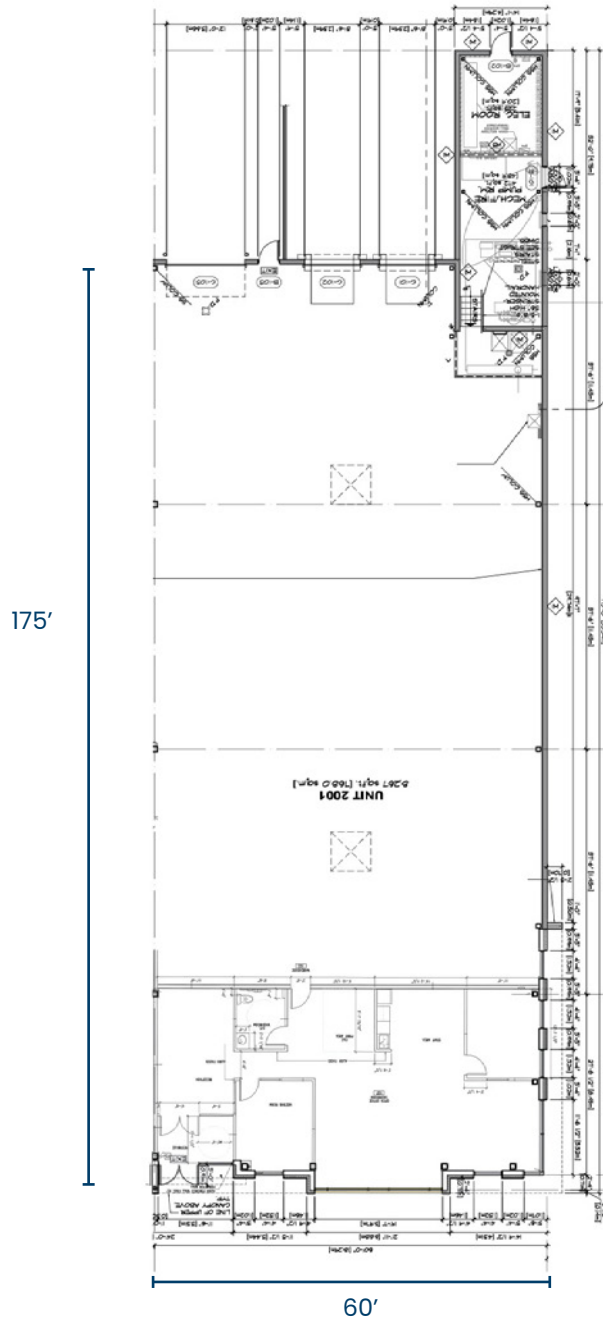
District:	Airdrie, Highland Park Industrial	
Zoning:	IB-2 (Industrial Park Employment District)	
Year Built:	2017	
Square Footage:	Main Office:	1,757 SF
	Warehouse:	6,510 SF
	Total:	8,267 SF
Clear Height:	26'	
Loading:	2 Dock Door (8'w x 10'h) 1 Drive-in Door (12'w x 14'h)	
Power:	200 Amps, 347/600 Volts	
Sprinklers:	ESFR sprinkler system	
Parking:	12 reserved stalls	
Lease Rate:	\$14.00 PSF	
Operating Costs (Est. 2026):	\$5.14 PSF	
Sale Price:	\$2,300,000.00	
Property Tax Est. (2025):	\$21,800.02	
Condo Fees (2026) per month:	\$1,452.91	
Availability:	Negotiable	

PROPERTY OVERVIEW

- 'A' class industrial development, built by Beedie Development
- High end office finishes with dock and drive-in loading
- Wide and functional warehouse
- Insulated concrete panels construction
- Make-up air in warehouse
- T5 lighting
- Two skylights (6'x6')
- 500 lbs/ SF floor slab rating
- Ample parking space (12 reserved parking stalls)
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



PROPERTY FLOOR PLAN & PICTURES // 4 Highland Park Green NE, Unit 2001



ZONING // IB-2 (Industrial Park Employment District)

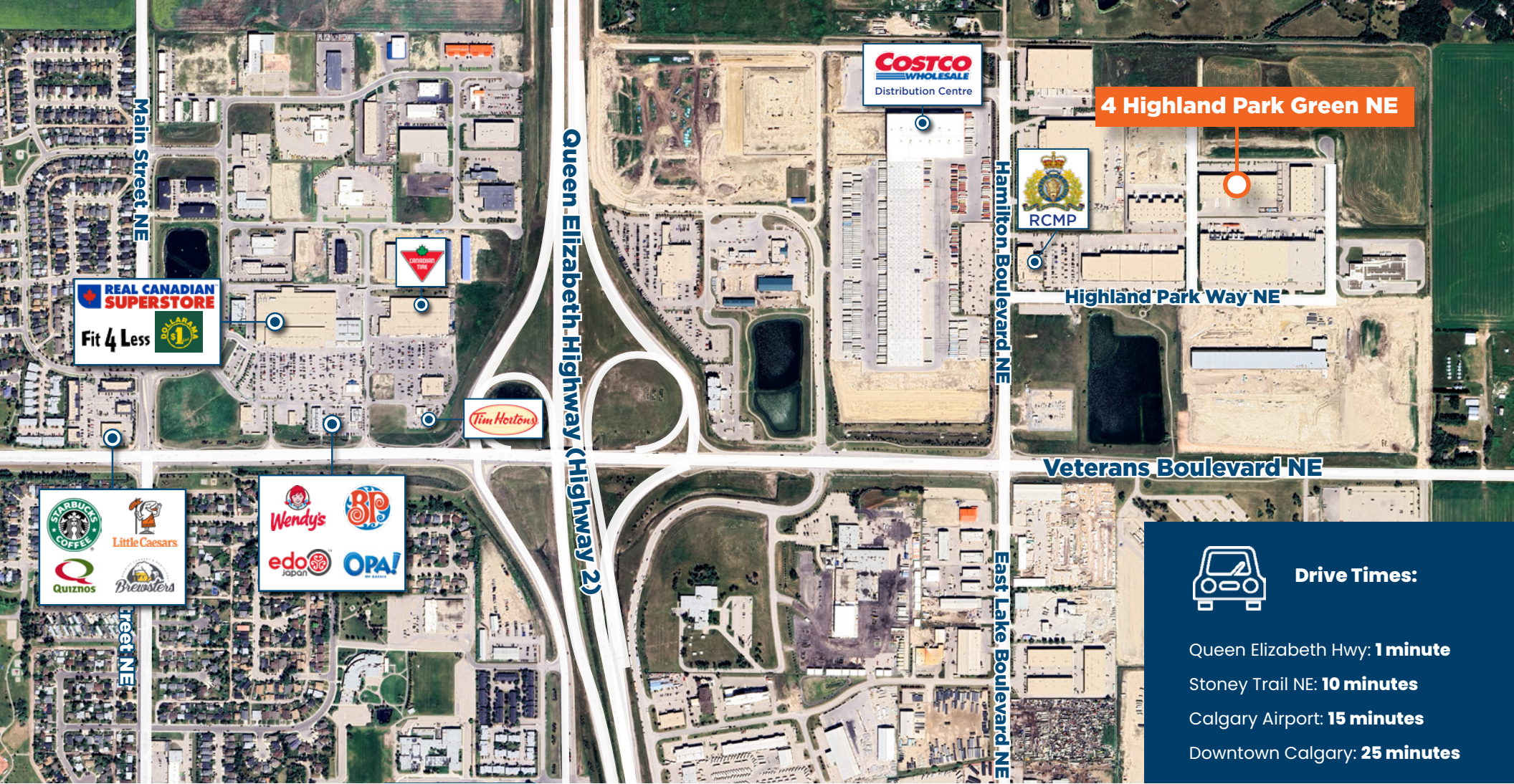
PERMITTED USES

- Business Support Service
- Data Centre
- Bylaw B-13/2021
- Indoor Recreation, Limited
- Industrial Distribution
- Industrial Manufacturing & Operations
- Industrial Service & Sales
- Storage Facility, Indoor
- Vehicle Service, General
- Vehicle Service, Limited

DISCRETIONARY USES

- Accessory Building Animal Service
 - Limited Animal Service,
 - General Animal Service
 - Major Auctioning Service
 - Entertainment
 - Adult Funeral Service
 - Limited Funeral Service
 - General Government Service
 - Indoor Recreation
 - General Industrial Agriculture & Production Office
 - Recycling Depot
- Restaurant
 - RV Sales & Service RV Storage
 - Security Suite
 - Storage Facility
 - Outdoor Storage Facility
 - Public Supportive Housing
 - General² Temporary Event
 - Temporary Storage
 - Vehicle Sales & Leasing Vehicle Service, Major





4 Highland Park Green NE



Highland Park Way NE

Veterans Boulevard NE



Drive Times:

- Queen Elizabeth Hwy: **1 minute**
- Stoney Trail NE: **10 minutes**
- Calgary Airport: **15 minutes**
- Downtown Calgary: **25 minutes**



Lead Broker
Manny Verdugo, SIOR Vice President | Associate
 403.383.7142 | mverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.