

\$14 - 105, 18 Highland Park Way Ne, Airdrie

MLS® #A2265150

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

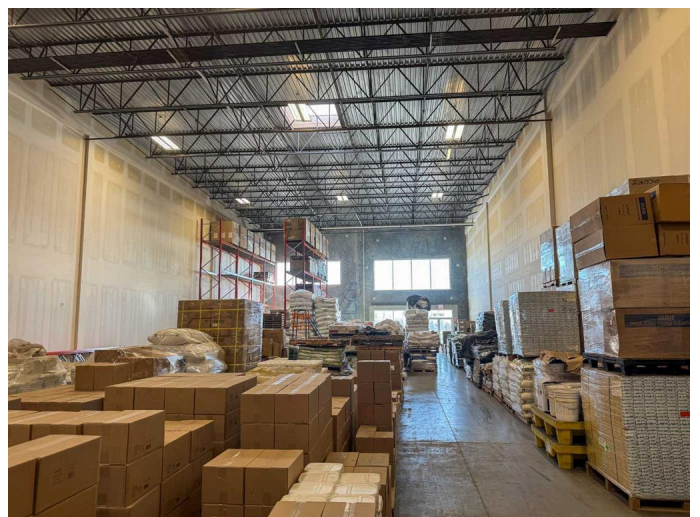
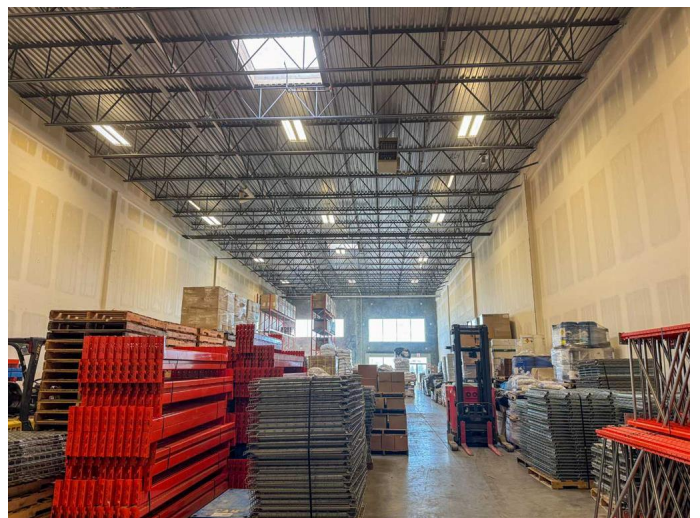
NONE, Airdrie, Alberta

8,504 SF Class "A" industrial bay available in Highland Park Industrial, Airdrie's newest industrial park known for high-quality architectural controls and favourable property taxes compared to Calgary. Developed by Beedie and recognized by the Urban Development Institute (UDI) for excellence, the building is constructed with insulated concrete panels and an EPDM roofing system. The unit offers shell warehouse space with ample natural light. The landlord will construct a washroom. Features include 26' clear height, 200A 347/600V power (to be confirmed), T5HO lighting, two 6' x 6' skylights, ESFR sprinklers, two dock doors (8.5' x 10') with 40,000 lb hydraulic levelers, and one drive-in door (12' x 14'). The bay includes nine reserved parking stalls and a large marshalling area capable of accommodating 53' trailers. Large landscaped green space with a pond at the front of the property. Great access to Highway 2 (QEI) and 12 minutes to Calgary's Stoney Trail. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$4.37 per sq. ft., for a total of \$18.37 per sq. ft. Available on January 1, 2026.

Built in 2013

Essential Information

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Price	\$14
Bathrooms	0.00
Acres	0.19
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	105, 18 Highland Park Way Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L5

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	IB-2

Listing Details

Listing Office	CDN Global Advisors Ltd.
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