

WITH STORAGE COMPOUND



LEASE RATE REDUCED

4 Highland Park Green NE, Bay 2012

Airdrie, AB

- Rear fenced and secured outdoor storage compound.
- Bright, modern & functional space with a quality office buildout.
- Located in Airdrie, easy access to Highway #2, Highway 567 and the TransCanada Highway.
- Abundant of parking
- Located only 10 minutes to Stoney Trail, 16 minutes to the Calgary International Airport and 25 minutes to downtown Calgary.
- Turn key ready to move in with a high-quality office component.
- Low operating costs.



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4 Highland Park Green NE
Bay #2012

Available Area:	Warehouse:	3,285 SF (±)
	Main Floor Office:	1,567 SF (±)
	2nd Floor:	1,567 SF (±)
	Total:	6,419 SF (±)
Lease Rate:	\$13.00 p.s.f \$11.50 p.s.f	
Operating Costs:	\$3.02 p.s.f	
Roofing System:	EPDM	
Storage:	Rear fenced outdoor storage compound	
Power:	347/600 volt (TBV)	
Loading:	2 drive-in doors (14' x 12')	
Ceiling Height:	26' clear	
District:	Airdrie	
Zoning:	IB-1	
Parking:	Double row	

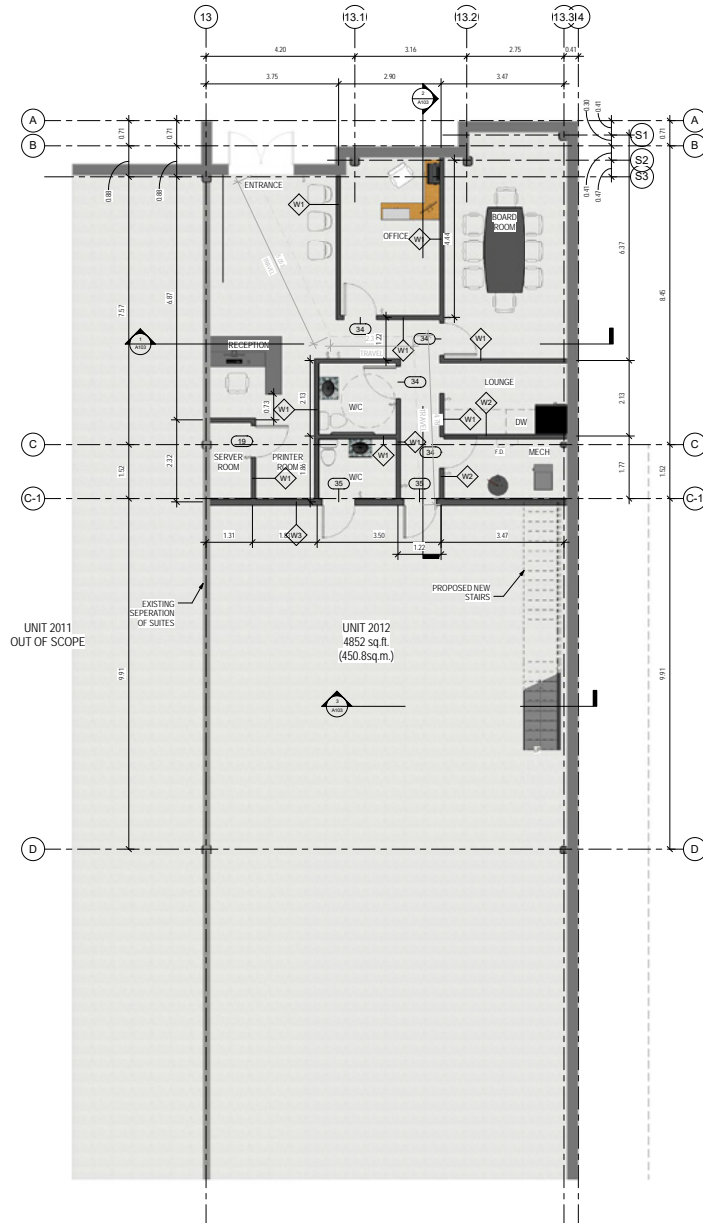


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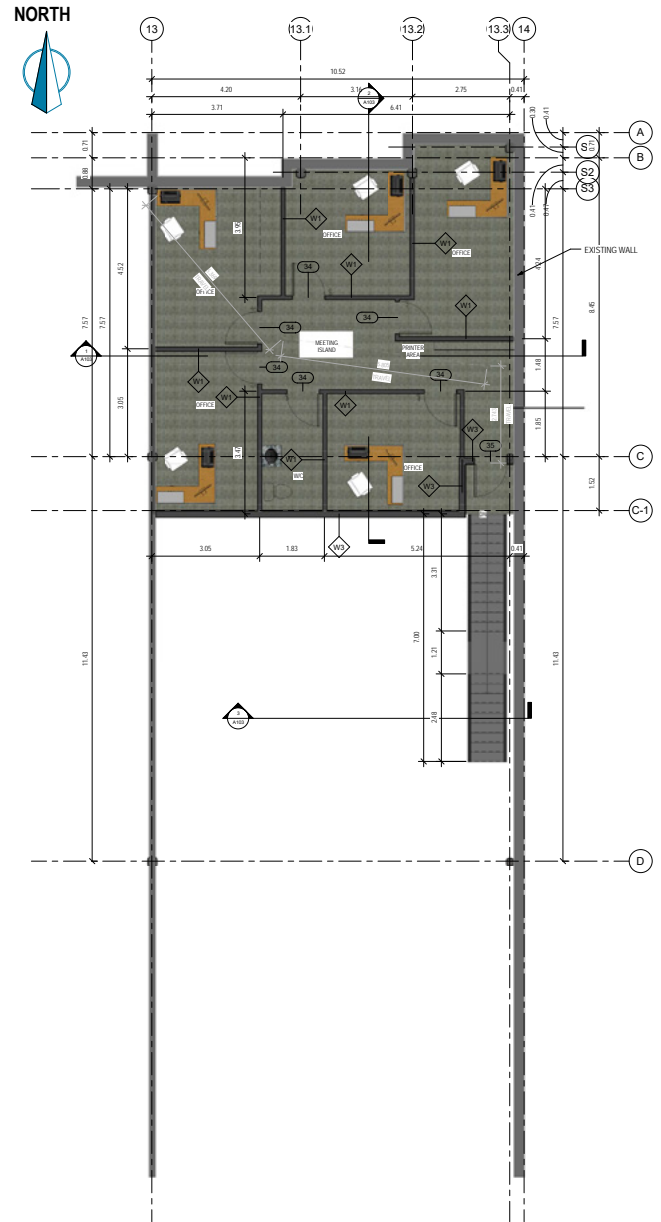
FLOOR PLANS

MAIN FLOOR

2ND FLOOR



1 Main - Floor Plan
1:50



2 Second Floor - Plan
1:50

FOR LEASE - INDUSTRIAL CONDO BAY 6,419+/- SF **NAI**Advent

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