



Airdrie Industrial

Total Area Available:	4,000 up to 28,000 SF
Total Office:	To Suit
Total Warehouse:	28,000
Parking:	1 Per 1000 sq. ft.
Ceiling Height:	24' Clear
Loading:	1- 12'x14' Drive in per Bay
Power:	100 Amp-3Phase/Bay
Column Spacing	40"x50"
Op Costs:	\$ 2.45 per sq. ft.
Rental Rates:	Please Contact
Available:	Immediate

Executive Summary:

This high quality industrial property offers an almost retail feel with amazing curb appeal and high end construction materials.

Join the excellent tenant mix in this modern, state of the art building located in the heart of the Airdrie East Lake Industrial area. With excellent access to Highway 2 via 567. Airdrie is only a few minutes away from Calgary, and offers companies a "NO BUSINESS TAX" environment.

Building Features Include:

- * Radiant Heating
- * Fully Sprinklered
- * Pre-Cast Construction
- * Ample Parking
- * Quality Property Management
- * Below Market Op Costs
- * Tenant Allowance Negotiable

Organization

INDUSTRIAL PROPERTY

118 EAST LAKE BLVD, AIRDRIE



Tel: (403) 410-6220

www.burnswest.com