



LEASING OPPORTUNITY

Prime Airdrie Office / Warehouse Space

BURNSWEST BUSINESS Centre

Light Industrial, Commercial and Office/Warehouse

Bays 102 & 103	118 East Lake Blvd NE, Airdrie
Area:	8,034 sq. ft.
Office:	2,954 sq. ft.
Warehouse:	5, 080 sq. ft.
Bay Dimensions:	Approx. 80 ft wide by 100 ft deep
Loading:	Two drive-in doors 12' x 14'
Ceiling Height:	24' Clear
Power:	2 X 100 AMP 120 - 480V
Year Built:	2007
Parking:	8 assigned surface stalls at no add. cost
Availability:	Immediately
Bay 107	
Area:	3,856 sq. ft.
Office:	Build to Suit
Warehouse:	Approximately 2,700 sq. ft.
Bay Dimensions:	40 ft. wide by 98 ft deep
Loading:	One drive-in door 12' x 14'
Ceiling Height:	24' Clear
Power:	100 amp TBV
Improvement Allowance:	Negotiable. Will build office to tenant's requirements.
Est. Operating Costs 2026:	\$5.07 per sq. ft
Base Rent:	Negotiable.

Executive Summary

SUPERIOR LOCATION

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

Join the excellent tenant mix in this modern, state-of-the-art, 90,780 SF, three building complex located in the heart of the Airdrie East Industrial area. With excellent access to Highway 2 via 567, Airdrie is only a few minutes away from Calgary.

Building Features Include:

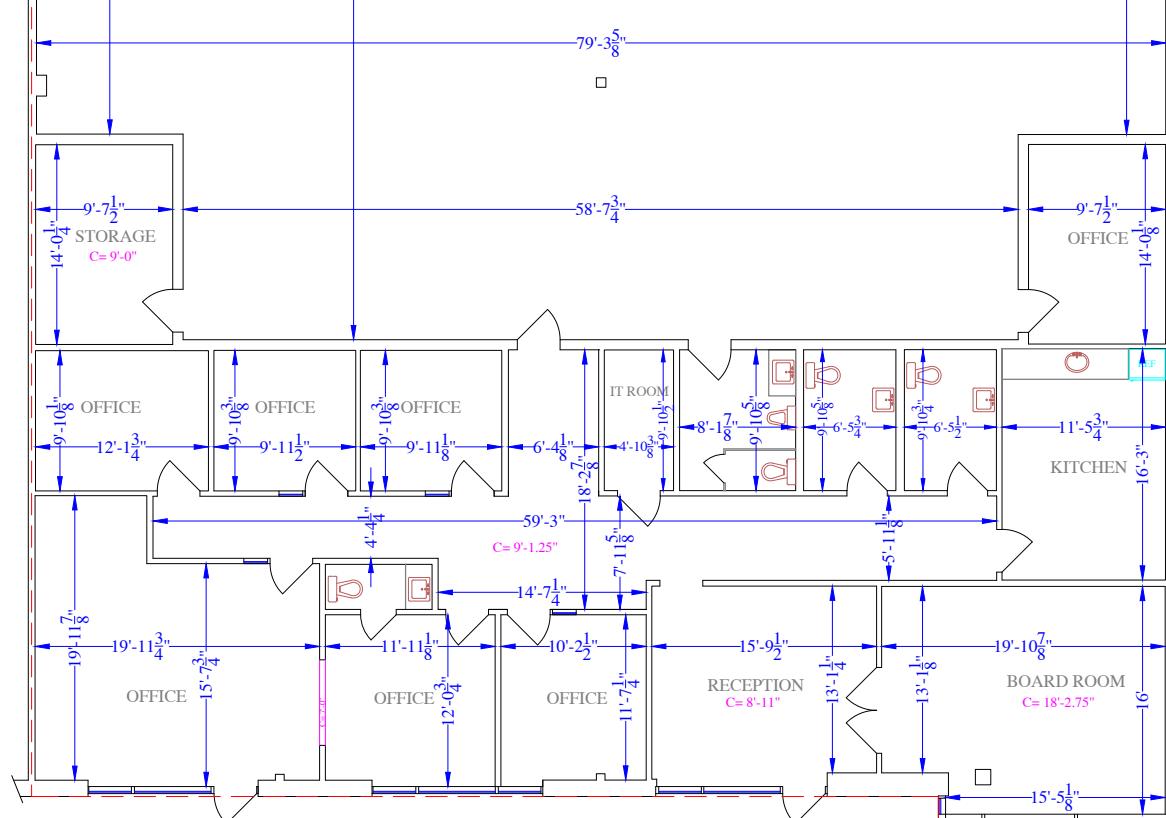
- * Radiant Heating
- * Fully Sprinklered
- * Insulated Pre-Cast Concrete Construction
- * Ample Parking
- * Quality Property Management
- * Separate Electricity and Gas Metering for Utilities

Units 102 & 103



UNIT 102 & 103
USABLE AREA
8,034.1 SQ.FT.

C= 27'-2.25" TO U/S OF ROOF DECK
C= 25'-4" TO US/ OF TRUSS
C= 24'-8.75" TO U/S OF BEAM



MAIN FLOOR PLAN

PREPARED FOR:



Burnswest Properties Ltd.
Calgary, AB
403-615-4521

DRAWING: UNIT #102 & #103

DRAWN BY: M.L.

ADDRESS: 118 EAST LAKE BLVD, AIRDRIE DATE: JUL 14, 2025

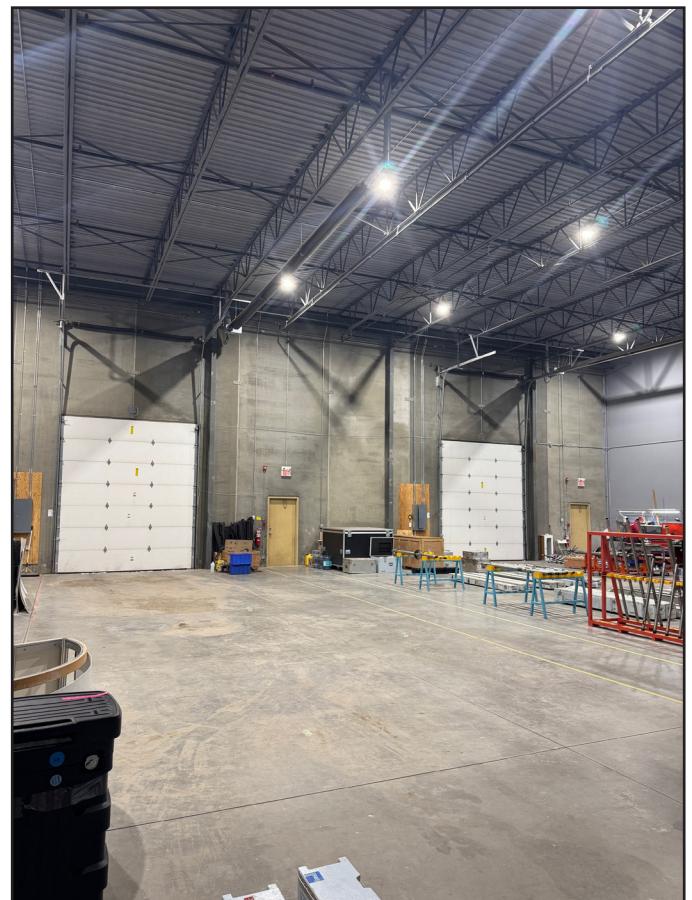
SCALE: N.T.S.

REVISION: 0

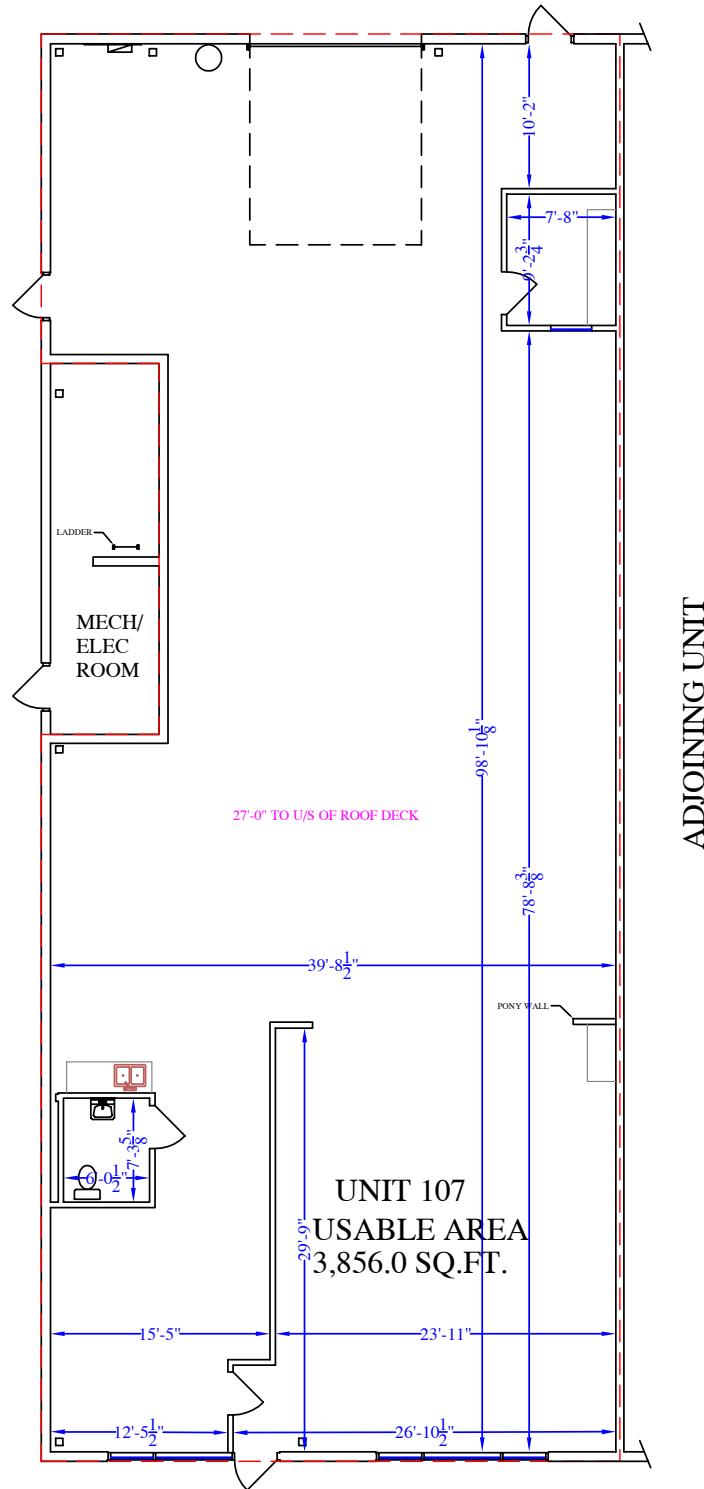
MEASURED: JULY 10, 2025 per EXTERIOR WALL METHODOLOGY

MEASUREMASTERTM

Calgary/Prairies 403.238.3555
calgary@measuremasters.ca



Unit 107



ADJOINING UNIT

PREPARED FOR:
BURNSWEST
Burnswest Properties Ltd.
Calgary, AB
403-615-4521

DRAWING: UNIT #107

DRAWN BY: M.K.

ADDRESS: 118 EAST LAKE BLVD, AIRDRIE DATE: JUL 25, 2022

SCALE: N.T.S.

REVISION: 0

MEASURED: JULY 21, 2022 per EXTERIOR WALL METHODOLOGY



Calgary/Prairies 403.238.3555
calgary@measuremasters.ca





