

**LEASING OPPORTUNITY**

Prime Airdrie Office / Warehouse

BURNSWEST Business Centre

Light Industrial, Commercial and Office/Warehouse

Bay 103	118 East Lake Blvd NE, Airdrie
Area:	4,000 sq. ft.
Office:	1,500 sq. ft.
Warehouse:	2,500 sq. ft.
Bay Dimensions:	Approx. 40 ft wide by 100 ft deep
Loading:	One drive-in door 12' x 14'
Ceiling Height:	24' Clear
Power:	100 AMP 120 - 480V
Year Built:	2007
Parking:	4 assigned surface stalls at no additional cost. Ample visitor parking throughout the property.
Availability:	November 1 2025
Est. Operating Costs 2025:	\$5.07 per sq. ft
Base Rent:	Negotiable

Executive Summary**SUPERIOR LOCATION**

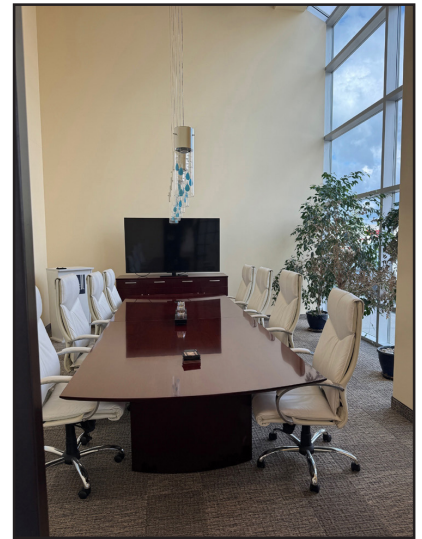
This high quality industrial property offers an almost retail feel with excellent curb appeal and high end construction materials.

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

INDUSTRIAL PROPERTY 118 EAST LAKE BLVD., AIRDRIE, AB



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