



107, 118 East Lake Boulevard NE  
Airdrie, Alberta

MLS # A2282639



**\$15 per sq.ft.**

**Division:** East Lake Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,856 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Join the excellent tenant mix in this modern, state of the art, 90,780 sq.ft. building located in the heart of Airdrie East Industrial area. With excellent access to Highway 2 via 567, Airdrie is only a few minutes from Calgary. A total of 3,856 sq.ft. with approximately 2,700 sq.ft. of warehouse, and office space that can be built to suit. One drive in door (12' x 14') and 24' clear ceiling height. 100 Amp power. The bay is approximately 40' wide and 98' deep. Building features include: radiant heating, fully sprinklered, insulated pre-cast concrete construction, and ample parking. Asking Rate: \$15.00/sq.ft. Estimated operating costs for 2026: \$5.07/sq.ft.