

# \$14 - Unit 2006, 4 Highland Park Green Ne, Airdrie

MLS® #A2204686

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

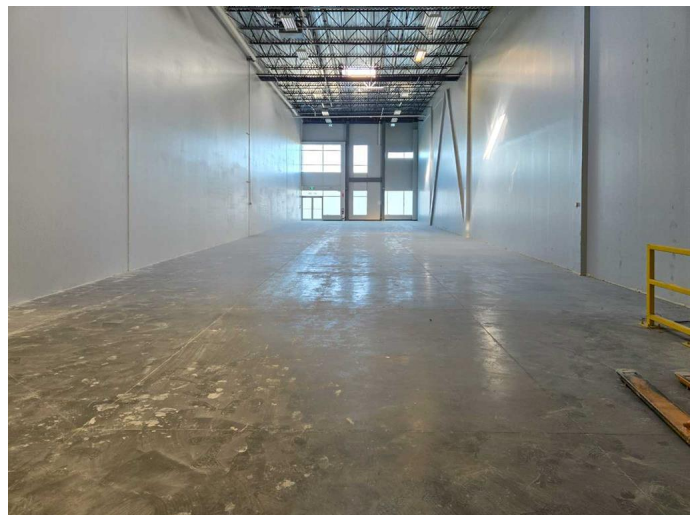
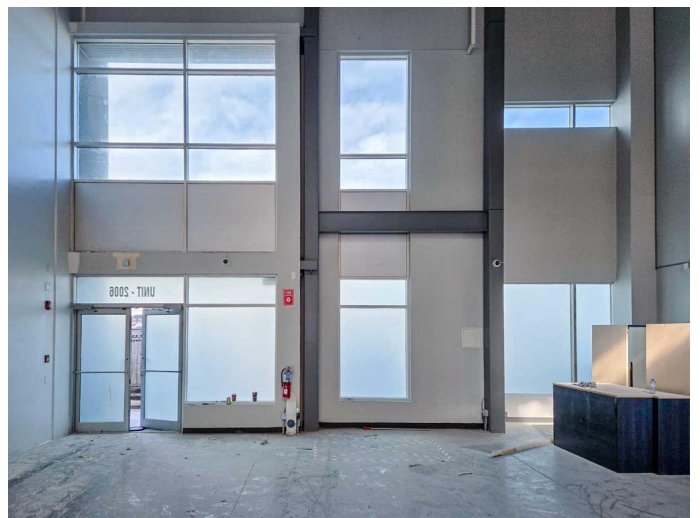
NONE, Airdrie, Alberta

**\*CONDITONALLY LEASED.\*** This 4,845 SF  
â€™Aâ€™™ class industrial bay is located in  
Airdrieâ€™™s Highland Park Industrial, the  
cityâ€™™s newest industrial park with  
high-quality architectural standards.  
Developed by Beedie and recognized for  
excellence by the Urban Development  
Institute. This bay features one drive-in door  
(12' W x 14' H), one dock door (9' W x 10' H),  
200 Amps of power, 26' clear ceiling height,  
T5HO lighting, two skylights, ESFR sprinklers,  
and seven reserved parking stalls. The  
landlord will build a washroom, and office  
space can be build to suit.  
Airdrie offers no business tax and lower  
property taxes compared to Calgary. Lease  
rates start at \$14.00 PSF plus \$4.27 operating  
costs (2025 est.), for a total of \$18.27 PSF.  
Available immediately.

Built in 2017

## Essential Information

MLS® #	A2204686
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	Unit 2006, 4 Highland Park Green Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2G2

## Additional Information

Date Listed	March 21st, 2025
Days on Market	37

## Listing Details

Listing Office	CDN Global Advisors Ltd.
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