

INDUSTRIAL PROPERTY 118 EAST LAKE BLVD., AIRDRIE, AB



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 additional cost. Ample visitor parking throughout the property.
Availability:	October 1 2025
Est. Operating Costs 2025:	\$5.07 per sq. ft
Base Rent:	Negotiable.

Executive Summary

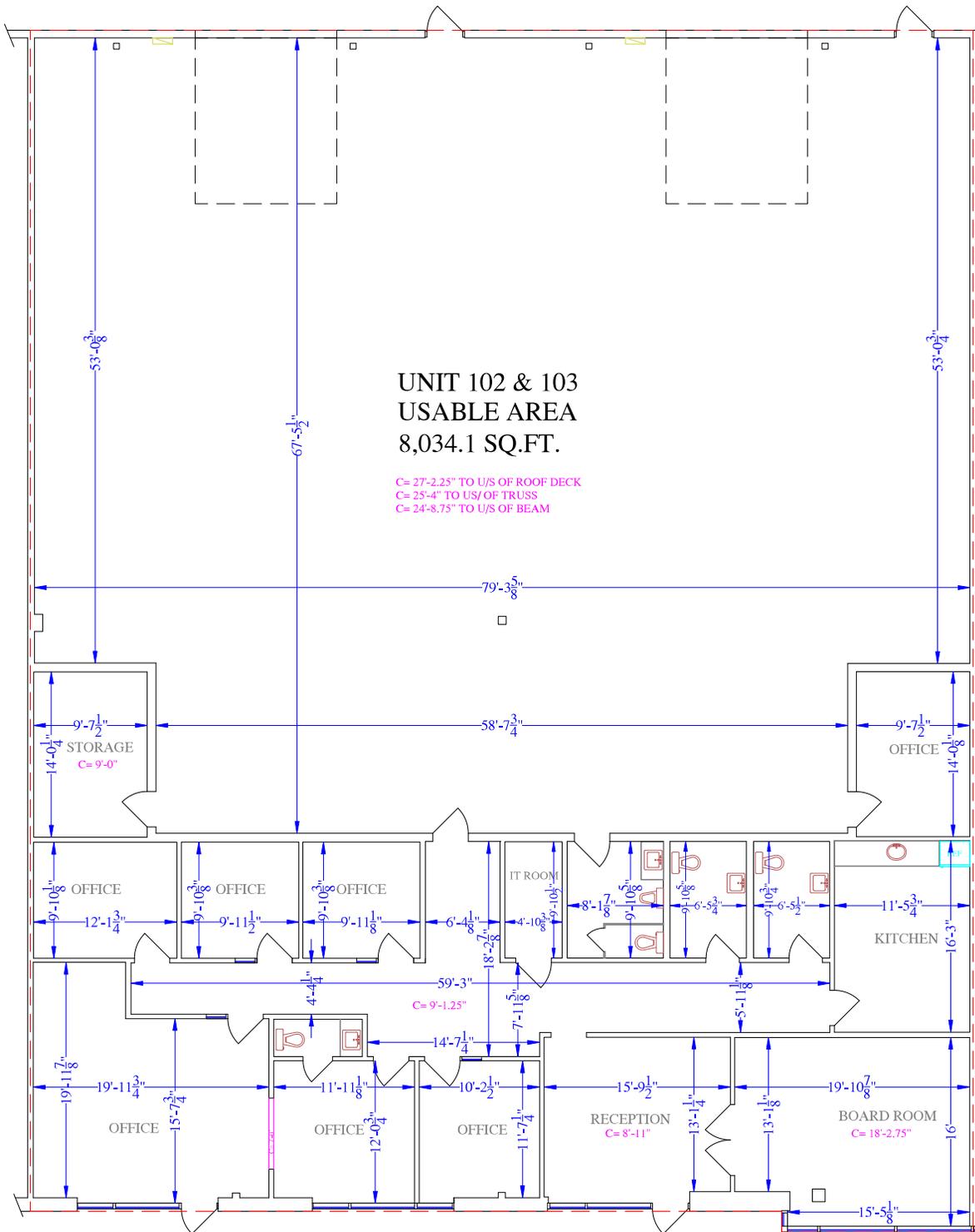
SUPERIOR LOCATION

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



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



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