

INDUSTRIAL PROPERTY 118 EAST LAKE BLVD., AIRDRIE, AB



**LEASING OPPORTUNITY**

**Prime Airdrie Office / Warehouse Space**

## BURNSWEST Business Centre

Light Industrial, Commercial and Office/Warehouse

**Bay 102**      **118 East Lake Blvd. NE, Airdrie**  
**Area:** 4,017 sq. ft.  
**Office:** 1,470 sq. ft. (approx.)  
**Warehouse:** 2,247 sq. ft. (approx.)  
**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 add. cost  
**Availability:** July 1 2026

**Bay 103**      **118 East Lake Blvd. NE, Airdrie**  
**Area:** 4,017 sq. ft.  
**Office:** 1,470 sq. ft. (approx.)  
**Warehouse:** 2,247 sq. ft. (approx.)  
**Bay Dimensions:** 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 add. cost  
**Availability:** July 1 2026

**Improvement Allowance:** Negotiable. Will modify office to tenant's requirements.

**Est. Operating Costs 2026:** \$5.07 per sq. ft, excluding utilities

**Base Rent:** Negotiable.

## Executive Summary

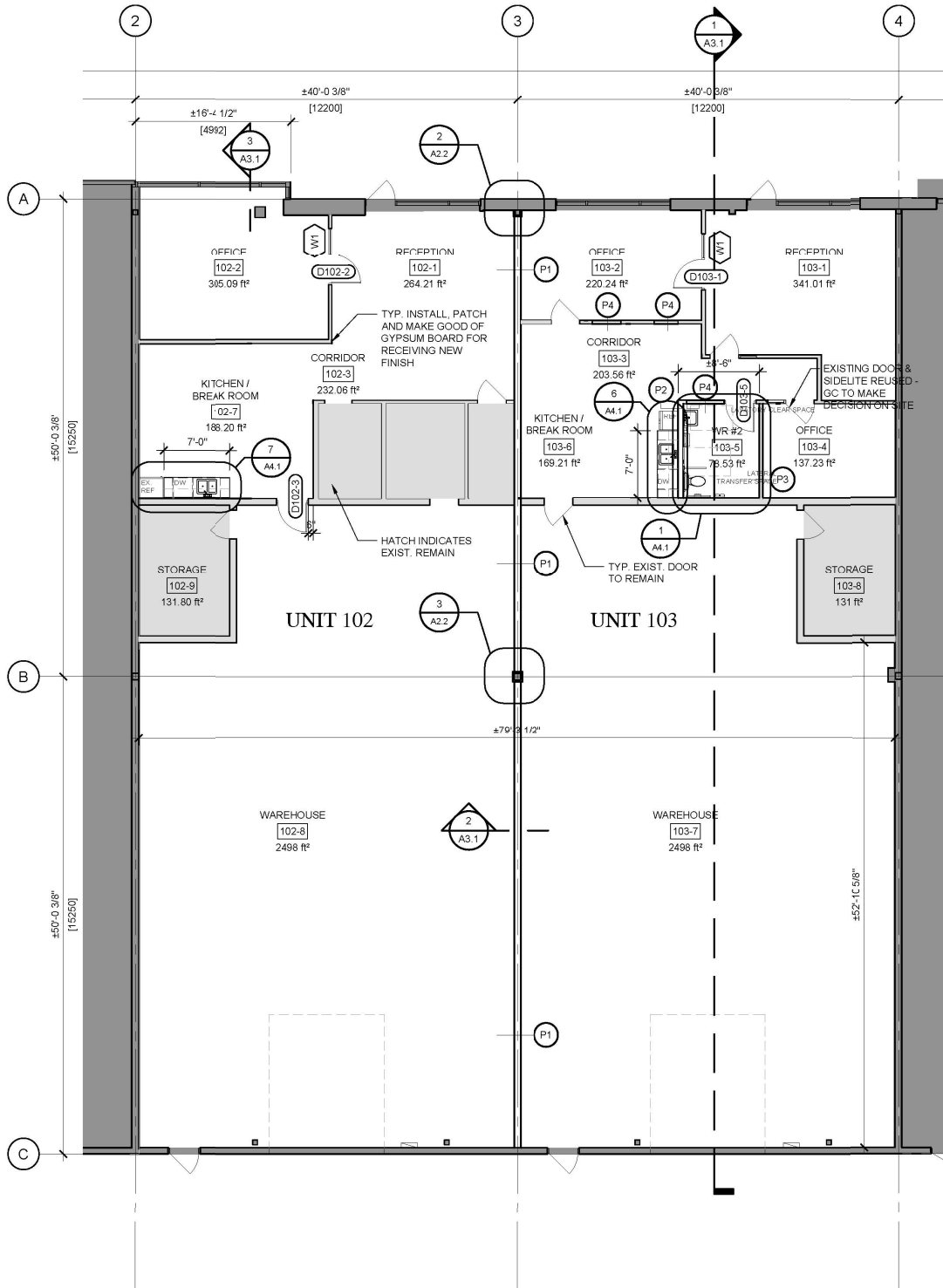
### SUPERIOR LOCATION

High quality, well-maintained industrial complex with ample parking for staff and visitors. Just 3 minutes east of Highway 2 / Deerfoot Trail, 11 minutes to Stoney Trail, and 18 minutes to the Calgary International Airport.

Building features include fully sprinklered shop and office space, insulated pre-cast concrete construction, air-conditioned offices, and large tinted windows.

Office areas feature new kitchens and washrooms, freshly painted walls, CAT5 data cables already installed, and new floor covering in tenant's choice of carpet or other type of flooring.

Units 102 & 103



1 UNIT 102 & 103 MAIN FLOOR PLAN - RENOVATION  
A2.1 SCALE: 1/8" = 1'-0"



