

## INDUSTRIAL PROPERTY 118 EAST LAKE BLVD., AIRDRIE, AB



### LEASING OPPORTUNITY

Prime Airdrie Office / Warehouse Space

## BURNSWEST Business Centre

Light Industrial, Commercial and Office/Warehouse

|                                   |   |
|-----------------------------------|---|
| <b>Bays 102 &amp; 103</b>         | 118 East Lake Blvd NE, Airdrie                          |
| <b>Area:</b>                      | <b>8,034 sq. ft.</b>                                    |
| <b>Office:</b>                    | 2,954 sq. ft.   |
| <b>Warehouse:</b>                 | 5,080 sq. ft.   |
| <b>Bay Dimensions:</b>            | Approx. 80 ft wide by 100 ft deep                       |
| <b>Loading:</b>                   | Two drive-in doors 12' x 14'                            |
| <b>Ceiling Height:</b>            | 24' Clear   |
| <b>Power:</b>                     | 2 X 100 AMP 120 - 480V                                  |
| <b>Year Built:</b>                | 2007  |
| <b>Parking:</b>                   | 8 assigned surface stalls at no add. cost               |
| <b>Availability:</b>              | Immediately   |
| <b>Bay 107</b>                    |   |
| <b>Area:</b>                      | <b>3,856 sq. ft.</b>                                    |
| <b>Office:</b>                    | Build to Suit   |
| <b>Warehouse:</b>                 | Approximately 2,700 sq. ft.                             |
| <b>Bay Dimensions:</b>            | 40 ft. wide by 98 ft deep                               |
| <b>Loading:</b>                   | One drive-in door 12' x 14'                             |
| <b>Ceiling Height:</b>            | 24' Clear   |
| <b>Power:</b>                     | 100 amp TBV   |
| <b>Improvement Allowance:</b>     | Negotiable. Will build office to tenant's requirements. |
| <b>Est. Operating Costs 2026:</b> | \$5.07 per sq. ft.                                      |
| <b>Base Rent:</b>                 | 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:

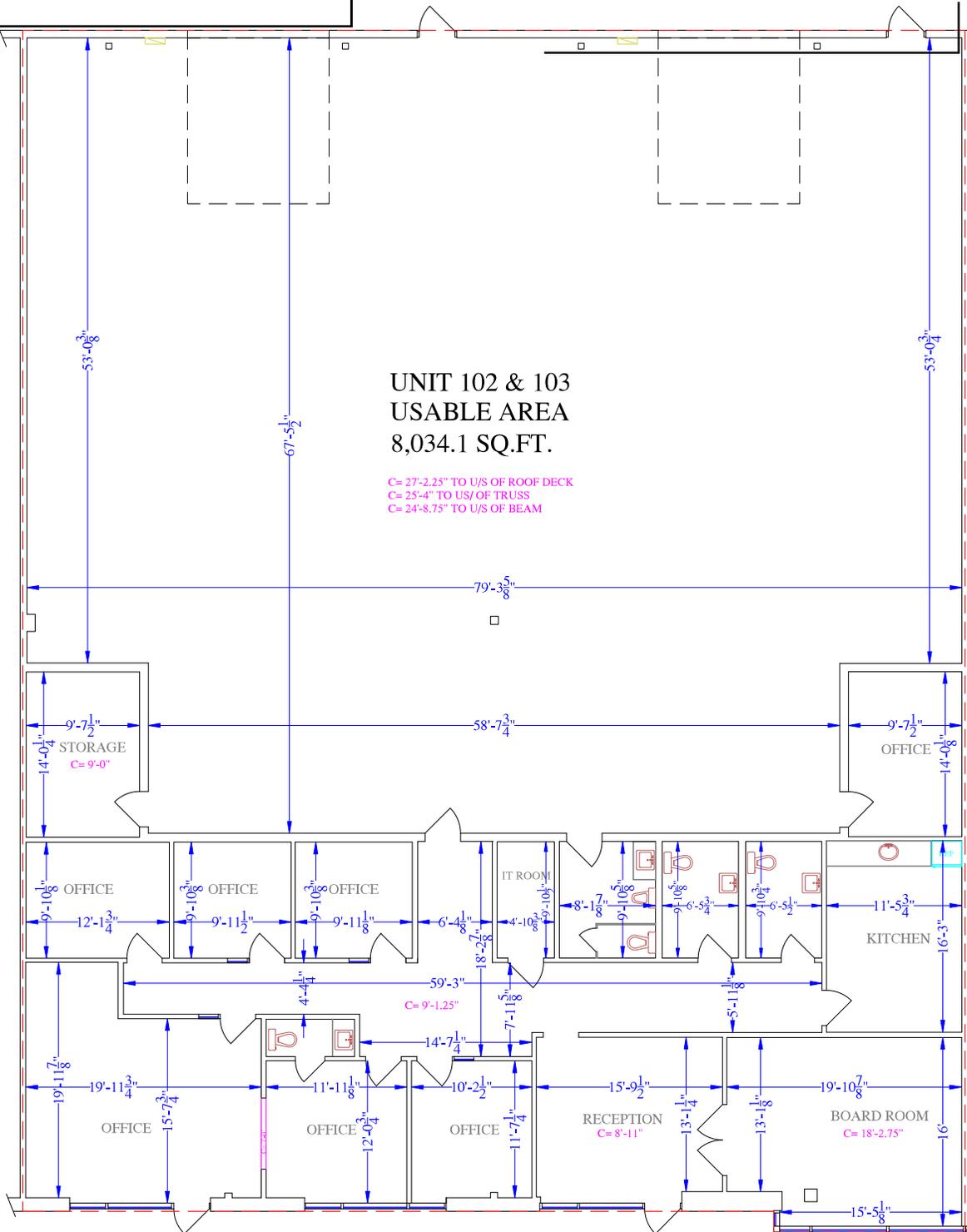
- \* Radiant Heating
- \* Fully Sprinklered
- \* Insulated Pre-Cast Concrete Construction
- \* Ample Parking
- \* Quality Property Management
- \* Separate Electricity and Gas Metering for Utilities

Units 102 & 103



UNIT 102 & 103  
 USABLE AREA  
 8,034.1 SQ.FT.

C= 27'-2.25" TO U/S OF ROOF DECK  
 C= 25'-4" TO US/OF TRUSS  
 C= 24'-8.75" TO U/S OF BEAM



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.

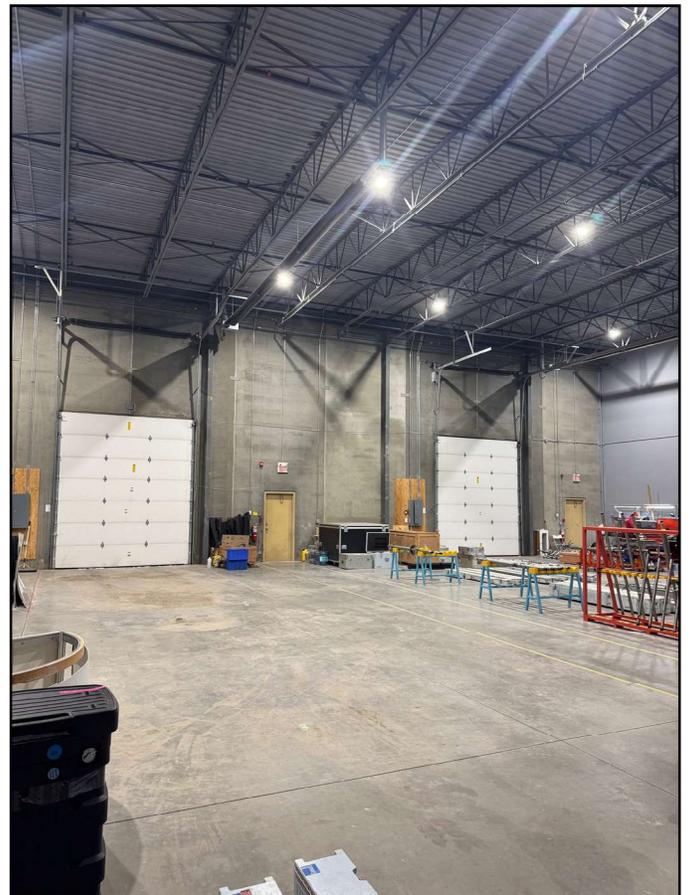
REVISION: 0

MEASURED: JULY 10, 2025 per EXTERIOR WALL METHODOLOGY

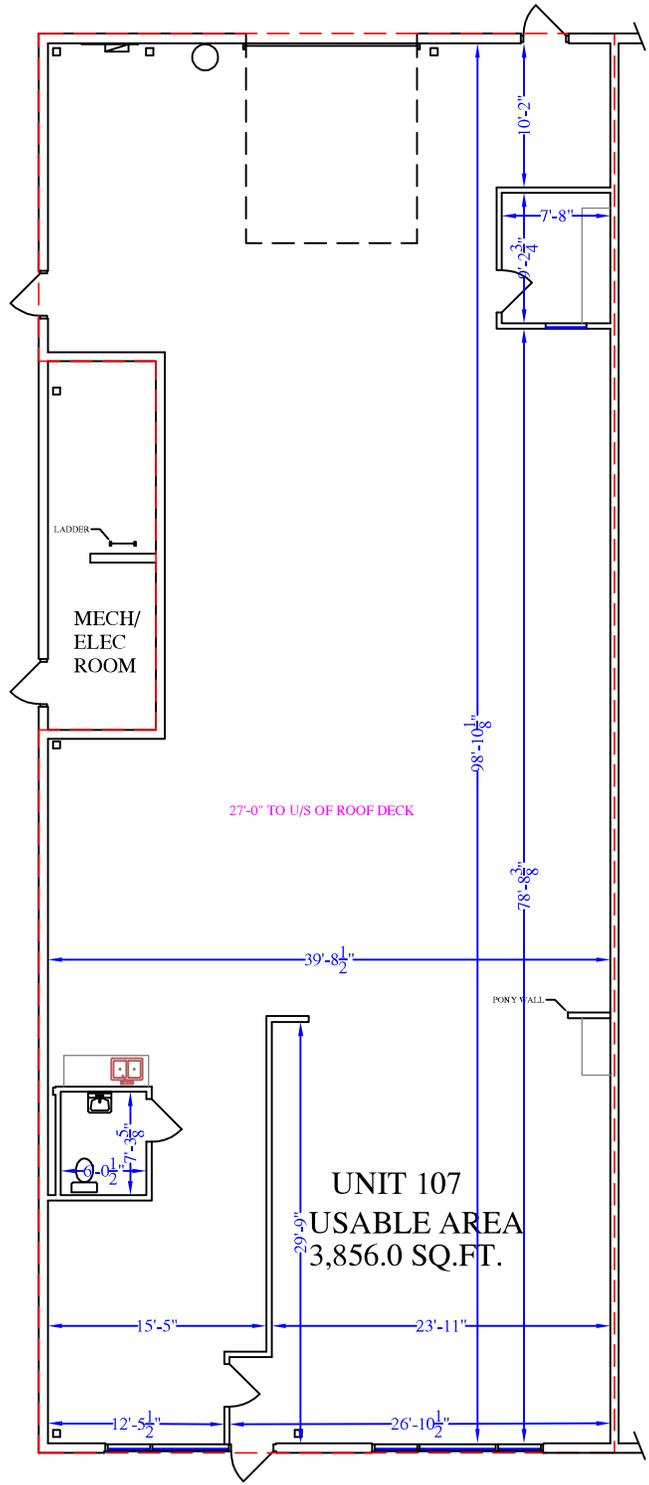


Calgary/Prairies 403.238.3555  
 calgary@measuremasters.ca





Unit 107



PREPARED FOR:



Burnswest Properties Ltd.  
Calgary, AB  
403-615-4521

DRAWING: UNIT #107

ADDRESS: 118 EAST LAKE BLVD, AIRDRIE DATE: JUL 25, 2022

SCALE: N.T.S.

MEASURED: JULY 21, 2022 per EXTERIOR WALL METHODOLOGY

DRAWN BY: M.K.

REVISION: 0



Calgary/Prairies 403.238.3555  
calgary@measuremasters.ca





