

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 207	118 East Lake Blvd. NE, Airdrie
Area:	3,851 sq. ft.
Office:	768 sq. ft. (approx.)
Warehouse:	3,083 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:	

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

Est. Operating Costs 2026: \$5.29 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.







