

# \$14 - 105, 18 Highland Park Way Ne, Airdrie

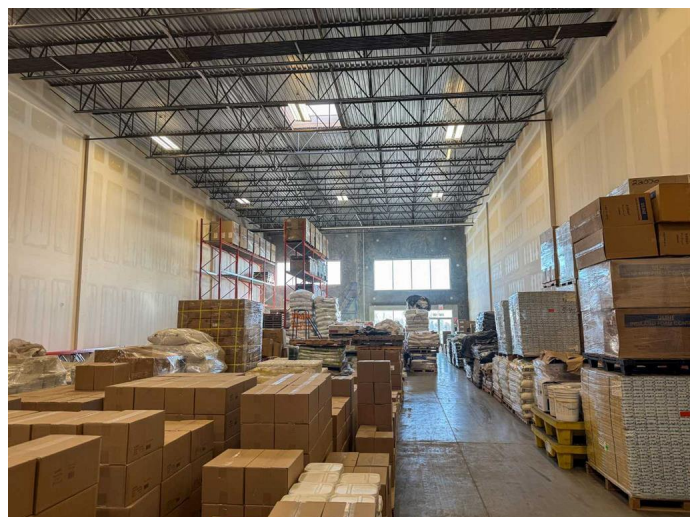
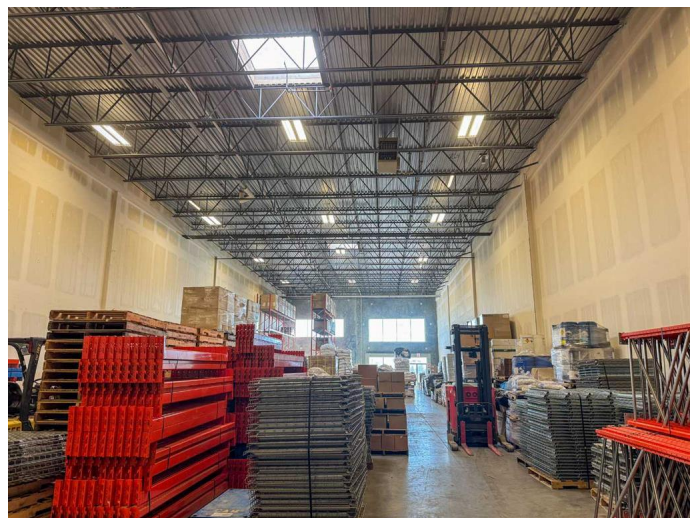
MLS® #A2265150

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

NONE, Airdrie, Alberta

8,504 SF Class "A" industrial bay available in Highland Park Industrial, Airdrie's newest industrial park known for high-quality architectural controls and favourable property taxes compared to Calgary. Developed by Beedie and recognized by the Urban Development Institute (UDI) for excellence, the building is constructed with insulated concrete panels and an EPDM roofing system. The unit offers shell warehouse space with ample natural light. The landlord will construct a washroom. Features include 26' clear height, 200A 347/600V power (to be confirmed), T5HO lighting, two 6' x 6' skylights, ESFR sprinklers, two dock doors (8.5' x 10') with 40,000 lb hydraulic levelers, and one drive-in door (12' x 14'). The bay includes nine reserved parking stalls and a large marshalling area capable of accommodating 53' trailers. Large landscaped green space with a pond at the front of the property. Great access to Highway 2 (QEI) and 12 minutes to Calgary's Stoney Trail. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$4.37 per sq. ft., for a total of \$18.37 per sq. ft. Available on January 1, 2026.



Built in 2013

## Essential Information

MLS® #

A2265150

|            |            |
|------------|------------|
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.19       |
| Year Built | 2013       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 105, 18 Highland Park Way Ne |
| Subdivision | NONE                         |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A 2L5                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 19                 |
| Zoning         | IB-2               |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.