

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**
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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

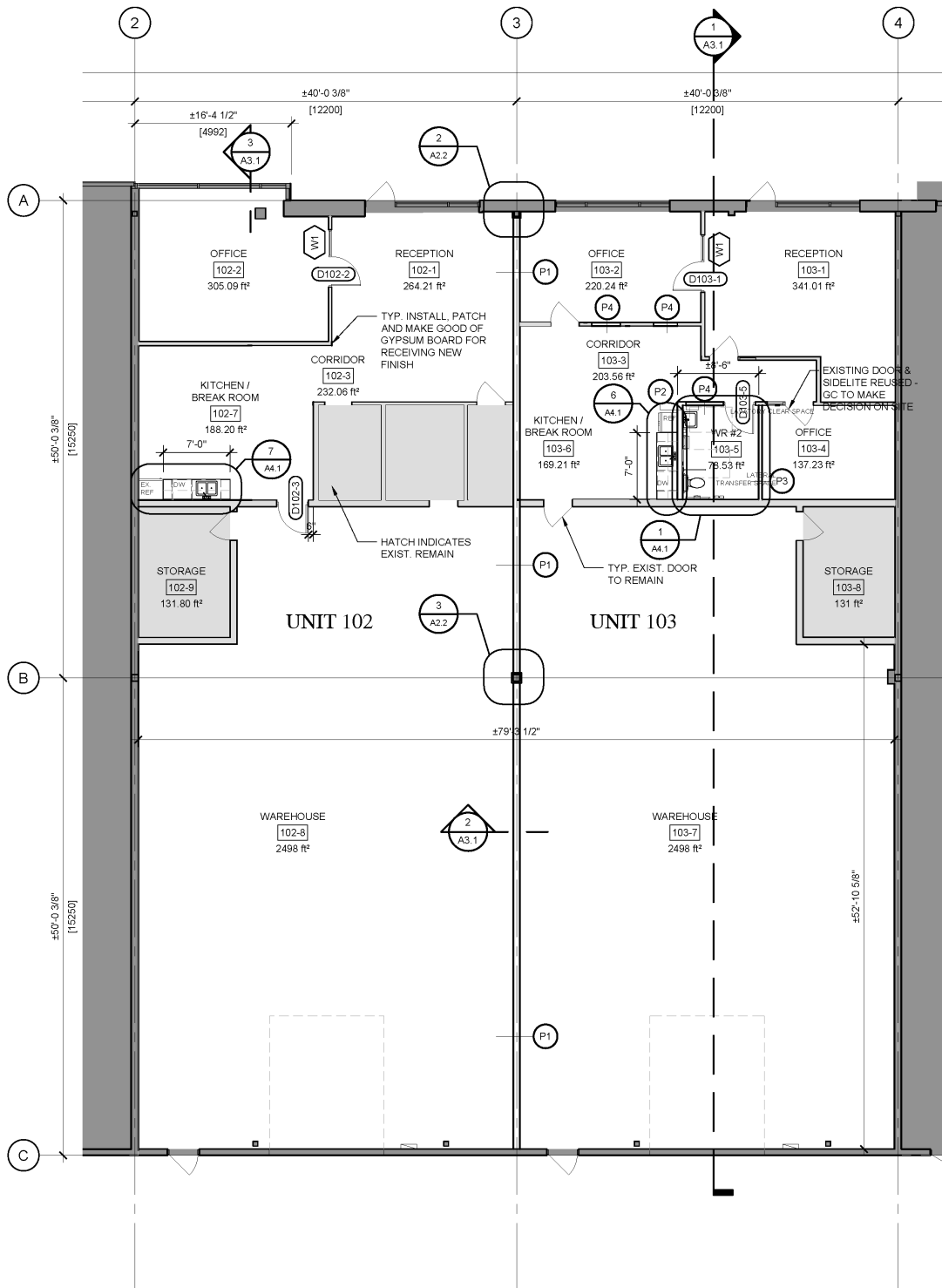
SUPERIOR LOCATION

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"









