

FOR SALE/LEASE

FULLY SUBSCRIBED!



HIGHLAND  
COMMON  
BUSINESS CENTRE



Developed by

Marketed by

Beedie/

CDNGLOBAL

FOR SALE/LEASE

# 1003-101 Highland Park Common NE

Airdrie, AB

## OPPORTUNITY

Highland Common Business Centre (“Highland Common”) presents businesses with a rare opportunity to own or lease state-of-the-art industrial warehouse space ranging from 4,800 SF to 39,080 SF at an extremely competitive price point. Highland Common features industrial space with 26’ clear ceiling, grade loading, fenced yard, and ample parking. Built by Beedie, one of Canada’s largest private industrial developers, Highland Common is designed to position your business for success with best-in-class building features, the highest standard for construction quality, and a well-established service and warranty division for after sales care.

## LOCATION

Strategically located within north Airdrie’s Highland Park Industrial with immediate access to the QE II Highway, your employees along with your products and services can flow freely between Calgary, Airdrie and northern Alberta. Highland Park Industrial also offers easy access to public transit for commuters via Transit route #3. The City of Airdrie offers endless restaurant and lifestyle amenities, a large skilled labour force, and lower property taxes. While Calgary continues to raise property tax, Airdrie has significantly lower property taxes.



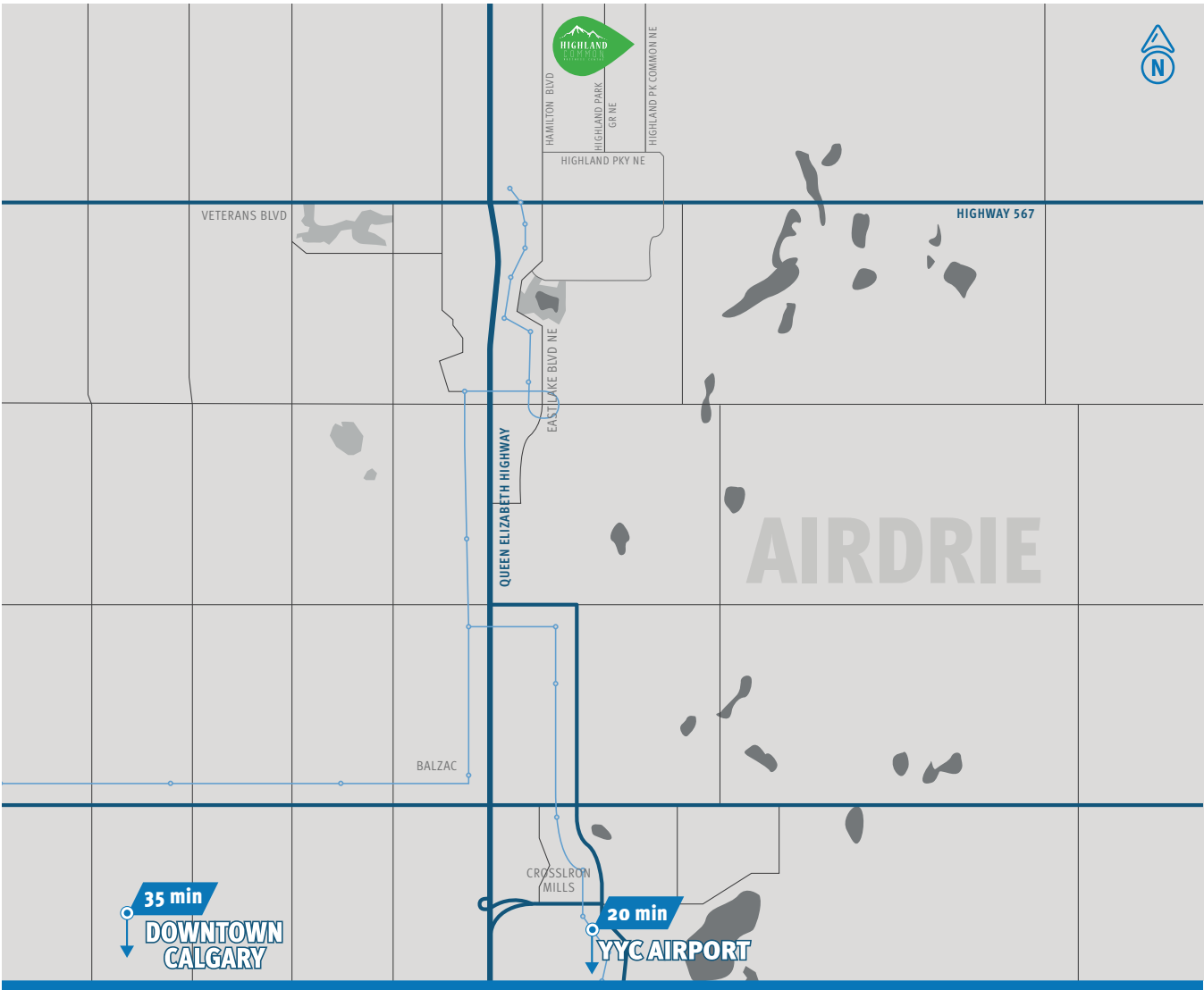
**ZONING**  
Flexible Industrial  
Business Zone - 2



**AVAILABILITY**  
Negotiable



**PROPERTY TAXES**  
\$2.20 PSF



## UNIT 1003 - BUILDING FEATURES



**CONSTRUCTION**  
Insulated concrete  
panels



**CEILING HEIGHT**  
26’ clear



**POWER**  
200 amps at 347/600  
volt dedicated service  
to the building



**LOADING**  
Two (2) grade  
doors



**LIGHTING**  
T5 high output



**SKYLIGHTS**  
Warehouse skylights



**INTERIOR WALLS**  
Painted interior walls



**SPRINKLERS**  
ESFR sprinkler system



**FLOOR LOAD**  
500 lb PSF warehouse  
floor load capacity



**HEATERS**  
Gas-fired unit heaters



**RECIRCULATION FANS**  
Ceiling fans located near  
loading doors



**ROOFING**  
EPDM system





UNIT BREAKDOWN

	Unit Footprint SF	GF Office SF	\$ PSF	Lease Rate	Parking	Grade Loading
Unit 1001	Leased					
Unit 1002	Leased					
Unit 1003	Sold					
Unit 1004	Sold					
Unit 1005	Sold					
Unit 1006	Sold					
Unit 1007	Sold					
Unit 1008	Sold					

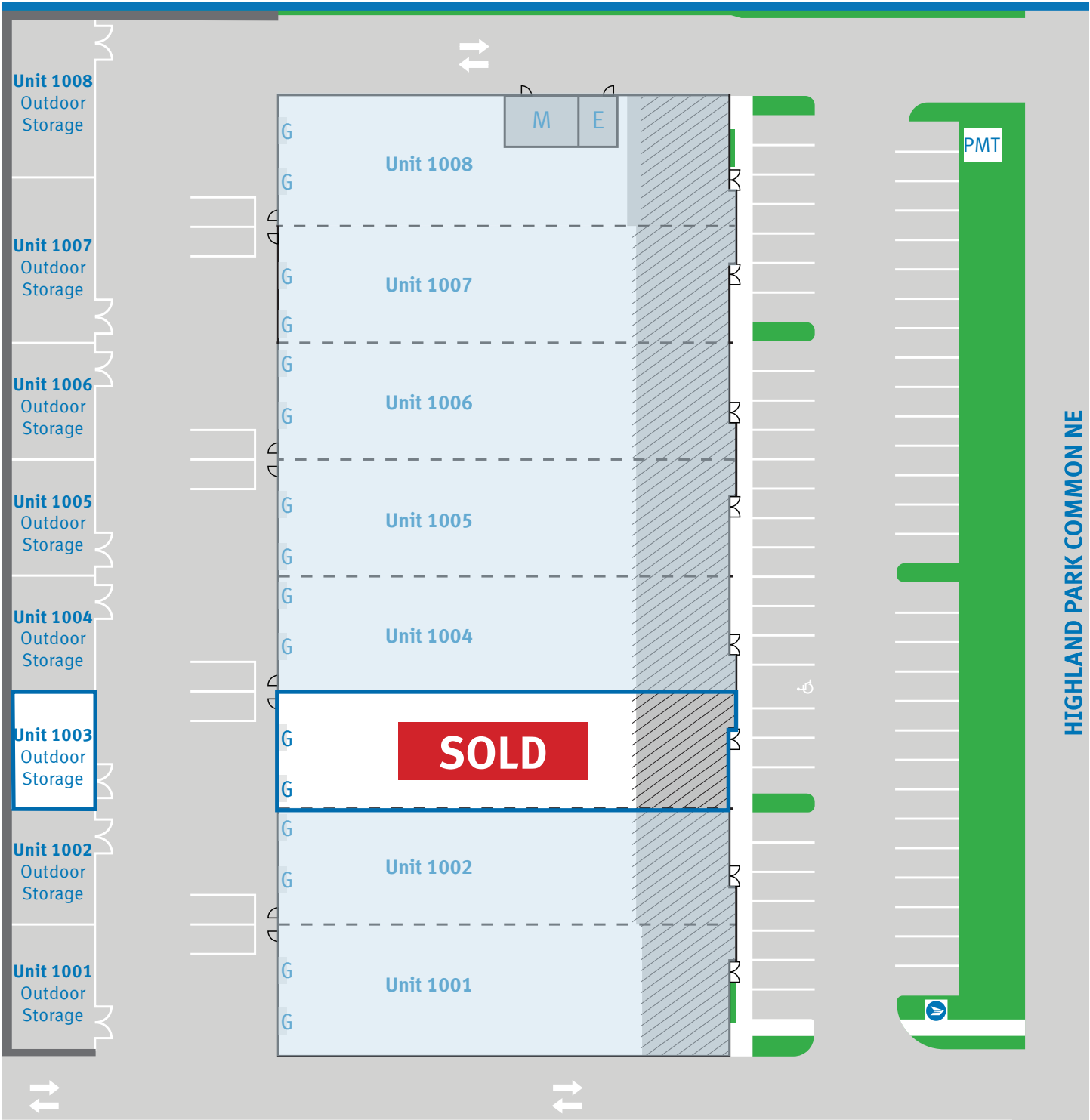
\*Operating Costs (Est.2022): \$2.00 PSF  
\*Tenant Improvement Allowance: \$5.00 PSF  
\*Lease Rate: The \$13.50 PSF lease includes \$5.00 PSF tenant improvement allowance

MARKETING PLAN



LEGEND

- G = Grade Doors
- M = Mechanical Room
- Mailbox
- E = Electrical Room
- Future Mezzanine
- PMT = Pad Mounted Transformer
- Future Ground Floor Office
- Sold/Conditionally Sold







## ABOUT THE DEVELOPER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario and Nevada.

[www.beedie.ca](http://www.beedie.ca)





## CONTACT



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