

FULLY SUBSCRIBED

FOR SALE OR LEASE

HIGH NORTH BUSINESS CENTRE

Developed by *Beedie/*

H  **GH**
NORTH
»»» BUSINESS CENTRE

Marketed by **CDNGLOBAL**

4 Highland Park Green NE

Airdrie, AB

OPPORTUNITY

High North Business Centre (“High North”) presents businesses with a rare opportunity to own or lease state-of-the-art industrial warehouse space ranging from 4,838 to 67,290 SF at an extremely competitive price point. Located in northeast Airdrie’s Highland Park Industrial this newly constructed development is in shell condition awaiting your desired improvements. With the perfect balance between location and value, High North offers solutions for a range of businesses to manage growth, improve operations, and remain close to their customers.

TRANSACTION FLEXIBILITY

For over 65 years, Beedie has established itself as the largest private industrial developer in Western Canada. Renowned for exceptional quality and dynamic design, Beedie is a family-owned company that prides itself on best-in-class practices for its employees, purchasers, and tenants. As such, Beedie is able to offer unmatched flexibility for transaction structures. Let’s partner in finding a solution for your real estate needs, whether it is a purchase, lease, lease with purchase option, vendor take-back mortgage, downpayment-free mortgage, or turn-key construction solutions.

MAJOR TAX ADVANTAGE

One advantage many companies enjoy in Airdrie is a more favourable property tax environment relative to neighboring Calgary. The property tax savings enjoyed in Airdrie results in direct savings for your business’ bottom line. This, coupled with Alberta’s overall favourable tax environment, makes the City of Airdrie an attractive and more affordable option for your business.



ZONING

IB-2 Industrial Park
Employment District



OCCUPANCY

Immediate



PROPERTY TAX

Est. \$2.44 PSF (2022)

LOCATION & GATEWAY ACCESS


Located within northeast Airdrie, with excellent access to Highway 2, Highway 567 and the TransCanada Highway, your employees, products and services can flow freely between Calgary, Airdrie and northern Alberta. Highland Park Industrial offers also easy access to public transit for employees. Transit route #3 offers direct access to the Park with a transfer stop nearby on Gateway Drive. The Airdrie Intercity Express (ICE) provides two-way weekday AM and PM peak service between Downtown Calgary and Airdrie. Route 902 ICE West provides an express service to Downtown Calgary via Deerfoot Trail.

- 11 minutes to Stoney Trail
- 18 minutes to the Calgary International Airport
- 20 minutes to the TransCanada Highway
- 25 minutes to Downtown Calgary
- 25 minutes to Calgary Foothills Industrial Park


*times are approximate and subject to traffic.




BUILDING FEATURES

**CONSTRUCTION**


Pre-cast concrete

**CEILING HEIGHT**


26' clear

**SKYLIGHTS**


Two (2) 6' x 6' skylights per bay

**LOADING**


Dock & grade loading

**DOCK EQUIPMENT**


Hydraulic dock levellers

**ELECTRICAL SERVICE**


347/600 volts

**SPRINKLER**


ESFR sprinkler system

**FLOOR LOAD**


500lbs PSF live load; maximum 8,000 lbs racking point load

**HEATING**


Gas-fired unit heaters in warehouse

**LIGHTING**

T5 high output

**TURNKEY**

Complete & custom layouts available

**SERVICE PLUS**

12-month warranty on all material & workmanship defects from the date of substantial completion

LEASE OPPORTUNITY AVAILABLE

PRICING TABLE

	Unit Footprint SF	\$/PSF	Sale Price	Lease Rate	Loading	Parking	Condo Fees
Unit 2001 (Show Suite)	SOLD						
Unit 2002	SOLD						
Unit 2003	LEASED						
Unit 2004	SOLD						
Unit 2005	SOLD						
Unit 2006	SOLD						
Unit 2007	SOLD						
Unit 2008	SOLD						
Unit 2009	SOLD						
Unit 2010	LEASED						
Unit 2011	LEASED						
Unit 2012	SOLD						

* Lease rate assumes bay in shell condition, 5 year lease, 2 months fixturing, and 2 months free rent

* Operating Costs (Est. 2022): \$4.46 PSF

* Tenant Improvement Allowance: \$10.00 PSF

* Lease Rate: The \$10.50 PSF lease includes \$10.00 PSF tenant improvement allowance

MARKETING PLAN



LEGEND

D = Dock Loading

G = Grade Loading

= Sold / Leased

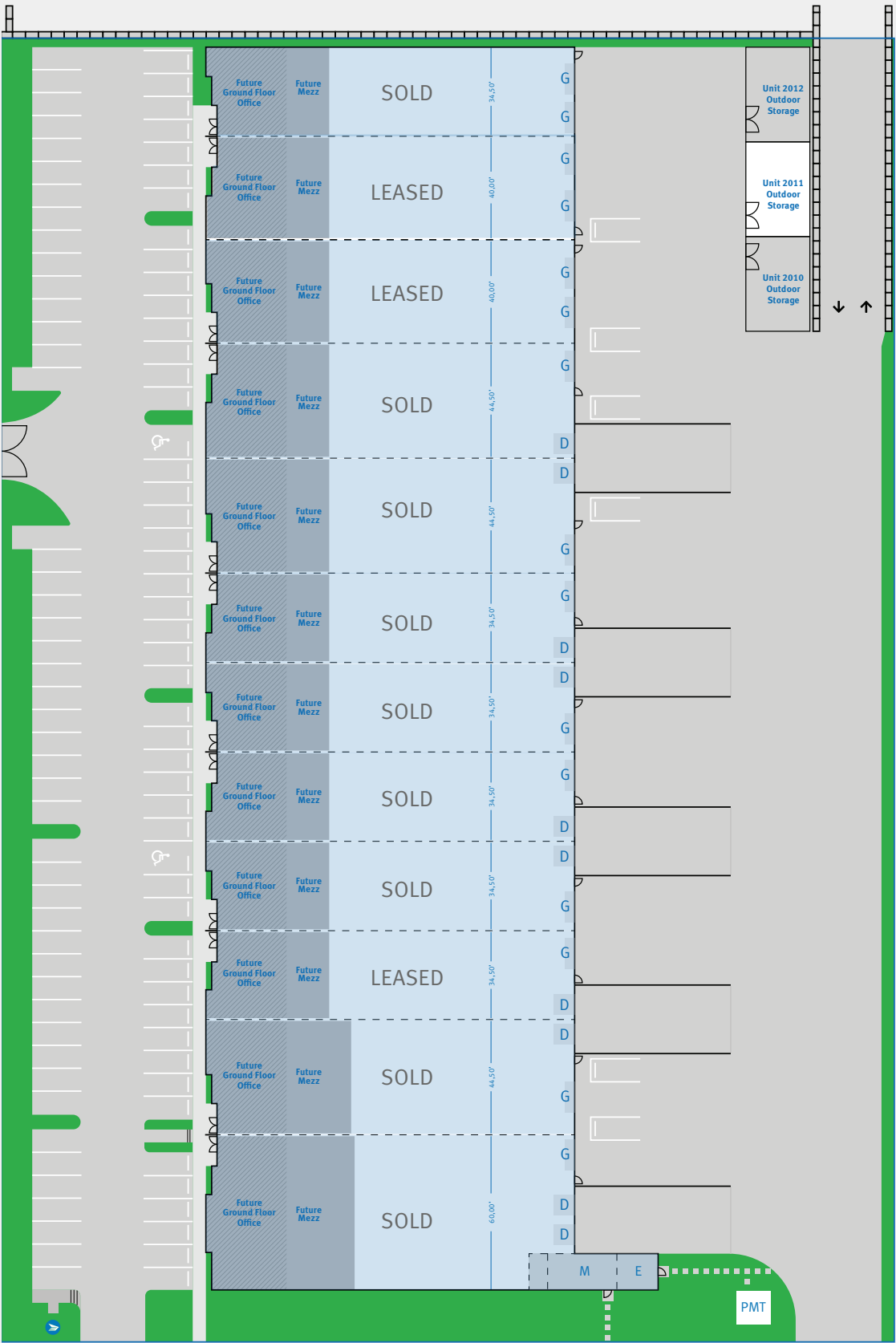
Mezz = Mezzanine

M = Mechanical Room

= Under Contract

E = Electrical Room

= Mailbox





Warehouse



Loading Area

BRING YOUR VISION TO LIFE

Beedie is pleased to offer high-quality, turn-key office improvements at High North Business Centre, ensuring a more seamless relocation for your business. The last remaining unit (Unit 2011) offers two grade loading, 26' clear ceiling, two skylights, ample parking, and dedicated outdoor storage area.

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 Las Vegas.

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca





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