

FULLY SUBSCRIBED

FOR SALE OR LEASE

SUMMIT BUSINESS CENTRE

Developed by *Beedie/*



SUMMIT



BUSINESS CENTRE

Marketed by CDNGLOBAL

3 Highland Park Green NE

Airdrie, AB

OPPORTUNITY

Summit Business Centre (“Summit”) presents businesses with a rare opportunity to own or lease state-of-the-art industrial warehouse space in one of the fastest growing cities in Canada. Located in Airdrie’s Highland Park Industrial, this development features 6,553 – 55,566 SF of industrial space with a pre-built structural steel mezzanine, 26’ clear ceiling, dock and drive-in loading, and ample parking. Newly built by Beedie, one of Canada’s largest private industrial developers, Summit 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 & AMENITIES

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 employees via Transit route #3. The City of Airdrie offers endless restaurant and lifestyle amenities, a large skilled labour force, and lower property taxes. That’s right, while Calgary continues to raise property tax, Airdrie has significantly lower property taxes.



PROPERTY TAX

Estimated \$2.20 PSF (2021)



ZONING

IB-2 Industrial Park Employment District



COMPLETION DATE

Move-in Ready

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.



BUILDING FEATURES

CONSTRUCTION
Pre-cast concrete

CEILING HEIGHT
26' clear

SKYLIGHTS
Warehouse skylights

LOADING
Dock & drive-in per bay

ELECTRICAL SERVICE
200 amps at 347/600 volts per bay

RECIRCULATION FANS
Ceiling fans located near loading doors

SPRINKLERS
ESFR sprinkler system

FLOOR LOAD
500 lbs PSF warehouse floor load capacity

MEZZANINE
Concrete, complete with guard rail and 100 lbs PSF floor load capacity

LIGHTING
High-efficiency LED fixtures

INTERIOR WALLS
Painted interior walls

TURNKEY OFFICE
Complete and custom layout available

LEASE OPPORTUNITY AVAILABLE

PRICING TABLE

BLDG C	Unit Footprint SF	Mezzanine SF	Total SF	\$/PSF	Sale Price	Lease Rate	Parking	Condo Fees
Unit 3001					SOLD			
Unit 3011					SOLD			
Unit 3021					LEASED			
Unit 3031					LEASED			
Unit 3041					SOLD			
Unit 3051					SOLD			
Unit 3061					SOLD			
Unit 3071					SOLD			

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

* Operating Costs (Est. 2021): \$4.24 PSF

MARKETING PLAN



LEGEND

D = Dock Loading

Mezz = Mezzanine

E = Electrical Room

DI = Drive-In Loading

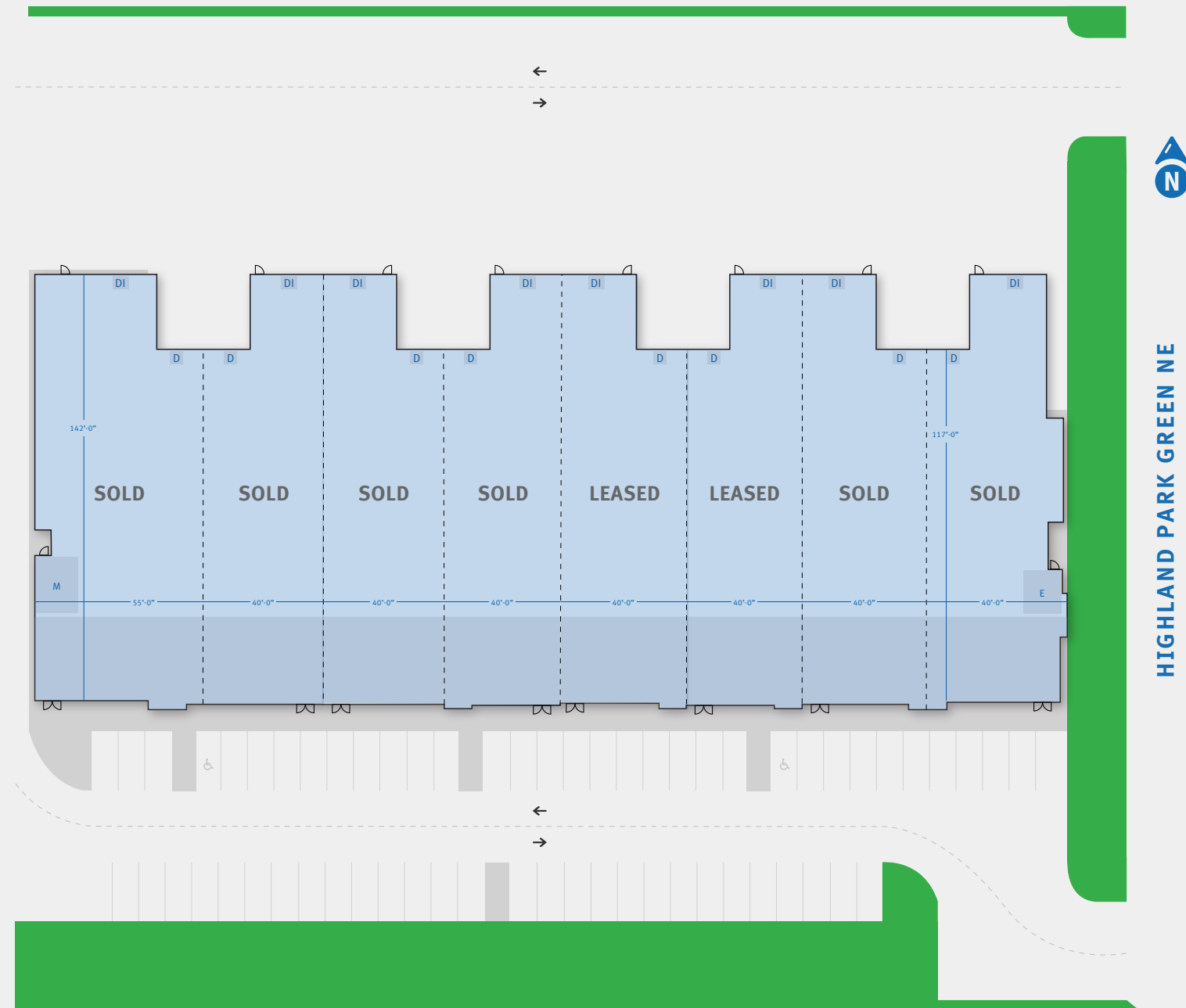
M = Mechanical Room

☐ = Mailbox

■ = Sold

■ = Conditionally Sold

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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 30 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



Interior shot of Summit Business Centre



CONTACT

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