

\$14 - Unit 7, 100 Gateway Drive Ne, Airdrie

MLS® #A2193026

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Gateway., Airdrie, Alberta

FOR SUBLEASE: 3,200 Sq. Ft. â€™ class small industrial bay with drive-in door. Airdrie has favorable property taxes compared to the City of Calgary, which has attracted many tenants and owner-users to this area. Quality industrial space with 1 drive-in door (12 Ft w x 16 Ft h), 840 SF of concrete mezzanine, 2,360 SF of warehouse space, 100 Amps of power, 26 - 28 Ft of clear ceiling height, LED lighting, sump in warehouse, and sprinklers. Only three minutes to Highway 2 (QEI) and 13 minutes to City of Calgary (Stoney Trail). The Sublease term expires on December 30, 2027. The Sublease rate is starting at \$13.50 PSF with Operating costs at \$5.25 (Est. 2025). Thus a total of \$18.75 PSF. Available on March 1st 2025. ****NOTE: NO AUTOMOTIVE USE****

Built in 2021

Essential Information

MLS® #	A2193026
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	Unit 7, 100 Gateway Drive Ne
Subdivision	Gateway.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J6

Additional Information

Date Listed	February 6th, 2025
Days on Market	89

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.