

'A' CLASS INDUSTRIAL WITH FLEXIBLE ZONING

// 3,200 SF

FOR SUBLEASE

100 Gateway Drive NE, Unit 1228, Airdrie, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate

587.968.1547 | jverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

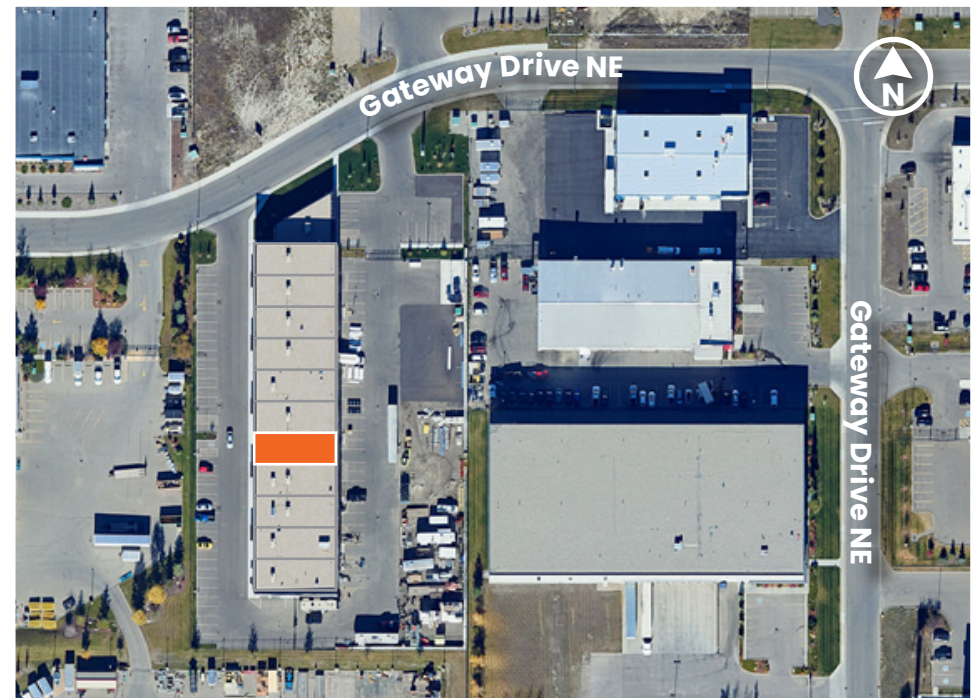
PROPERTY HIGHLIGHTS // 100 Gateway Drive NE, Unit 1228



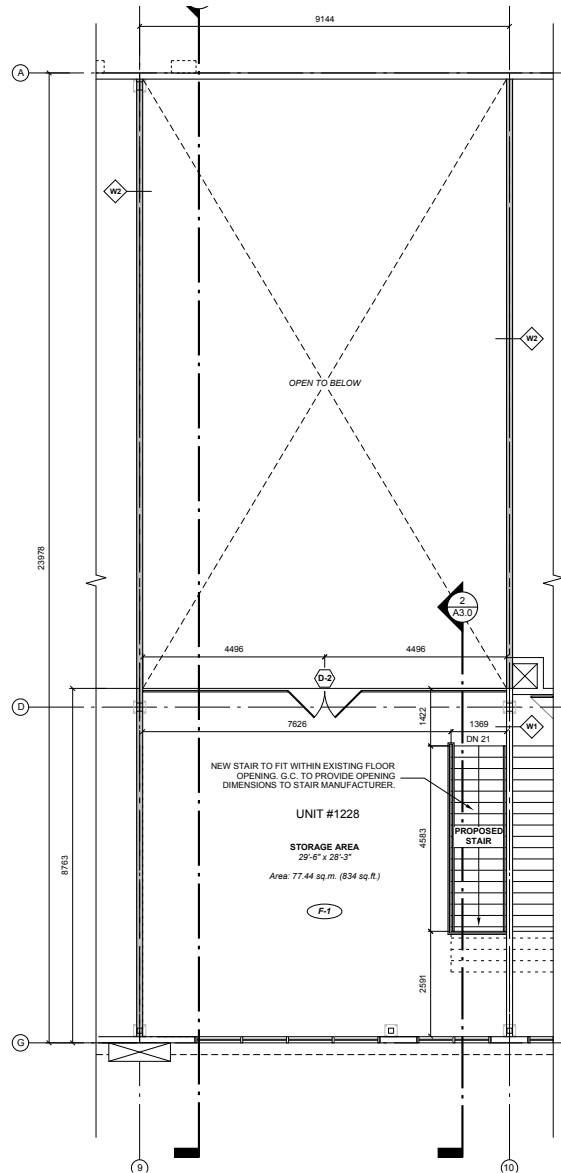
District:	Airdrie Gateway		
Zoning:	DC-27B		
Year Built:	2021		
Square Footage Breakdown:	2nd floor concrete mezzanine:	840 SF	
	Warehouse:	2,360 SF	
	Total:	3,200 SF	
Clear Height:	26' - 28'		
Loading:	1 Drive-in Door (12'w x 16'h)		
Power:	100 Amps, 208/600 Volts		
Sprinklers:	Yes		
Sump:	Yes		
Sublease Rate:	Starting at \$13.50 PSF		
Operating Costs (Est. 2024):	\$5.25 PSF		
Sublease Term:	December 30, 2027		
Availability:	March 1, 2025		

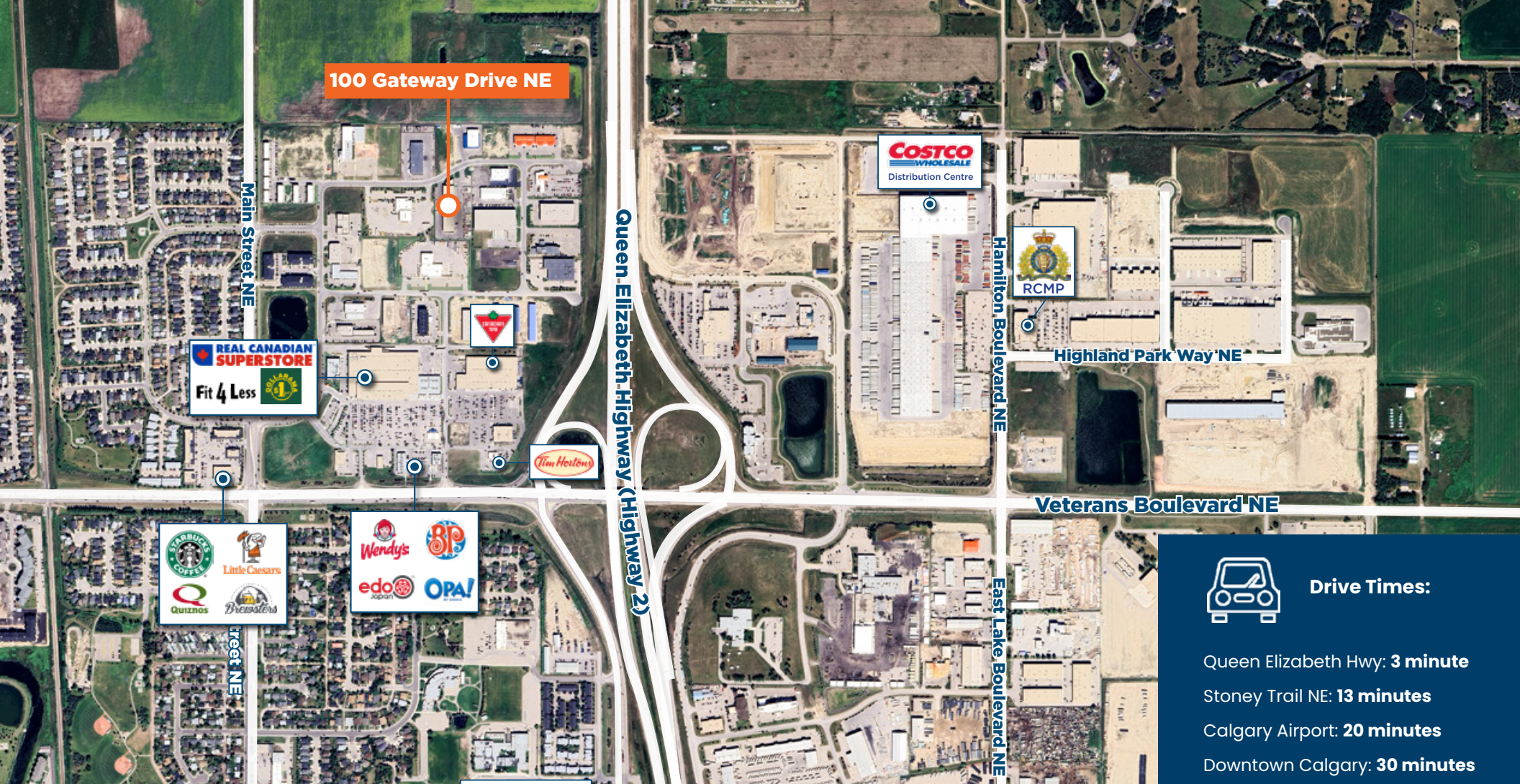
PROPERTY OVERVIEW

- 'A' class industrial development (built in 2021)
- Flexible zoning which allows retail, light industrial, office and more
- Quality industrial space with drive-in loading
- Second floor concrete mezzanine
- LED lighting
- 6" concrete slab
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard



FOR SUBLEASE | 100 Gateway Drive NE, Unit 1228





100 Gateway Drive NE

Main Street NE

REAL CANADIAN
SUPERSTORE
Fit 4 Less

Tim Hortons

STARBUCKS
COFFEE
Little Caesars
Quiznos
Doritos

Street NE

Wendy's
BOP
edo
OPA!

Queen Elizabeth Highway (Highway 2)

COSTCO
WHOLESALE
Distribution Centre

Hamilton Boulevard NE

RCMP

Highland Park Way NE

Veterans Boulevard NE



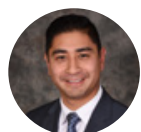
Drive Times:

Queen Elizabeth Hwy: **3 minute**

Stoney Trail NE: **13 minutes**

Calgary Airport: **20 minutes**

Downtown Calgary: **30 minutes**



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate

587.968.1547 | jverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.