

WAREHOUSE WITH
FRONT OFFICE SPACE
// 7,945 SF

FOR LEASE

114-2956 Kingsview Boulevard SE, Airdrie, AB



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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



CDNGLOBAL is pleased to present the opportunity to lease 114-2956 Kingsview Boulevard SE in Airdrie, Alberta. Located just off Highway Queen Elizabeth 2 and Yankee Valley Boulevard, this property is close to major retail developments, is 30 minutes to Downtown Calgary and 15 minutes to the Calgary International Airport. There is a new interchange that was completed in October 2023 for additional convenience.

This bay offers 6,045 SF of warehouse space and 1,900 SF of office space with a 24' clear ceiling height and 1 drive-in door for loading.

Airdrie's primary trade area has approximately 85,200 people (2023) with an average growth of 4.02% over the past 5 years and a median income of \$110,000 in 2021.

Across the business landscape, the City of Airdrie does not collect a business tax rate, making the community an attractive base for business.

FOR LEASE | 114-2956 Kingsview Boulevard SE

PROPERTY OVERVIEW

Address:	114-2956 Kingsview Blvd SE
Zoning:	IB-1
Site Size:	2.48 Acres
Total Square Footage:	7,945 SF
Front Office:	1,900 SF
Warehouse:	6,045 SF
Ceiling Height:	24' Clear
Parking:	12 Assigned Stalls
Loading:	1 Drive-in (12'w x 16'h)
Air Exchange Unit:	CaptivAir 6000 cfm MUA
Power:	200A at 120/208V 3-phase 347/600V service in the bay
Net Rent:	\$15.00 PSF
Additional Rent:	\$4.16 PSF (2025 budget)
Availability:	November 2025

BUILDING HIGHLIGHTS

- Building has automatic sprinklers and fire suppression;
- Fluorescent high-bay lighting;
- Roof is constructed of TPO fastened membrane;
- Current improvements include two (2) washrooms, lunchroom, vestibule, reception, four (4) offices, boardrooms and work station area.

INTERIOR FEATURES // 114-2956 Kingsview Boulevard SE



LOCATION



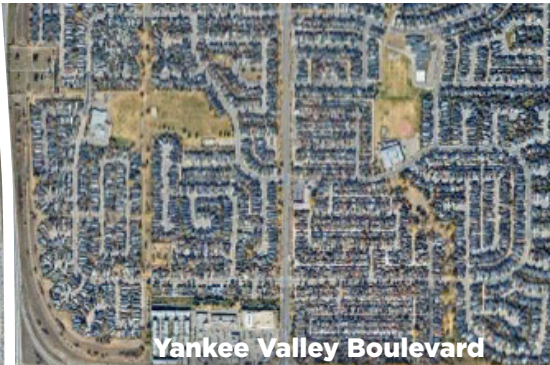
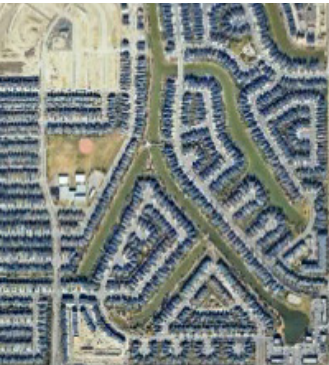
Drive Times:

Highway 2: **5 minutes**

Stoney Trail: **15 minutes**

Calgary Airport: **19 minutes**

Downtown Calgary: **10 minutes**

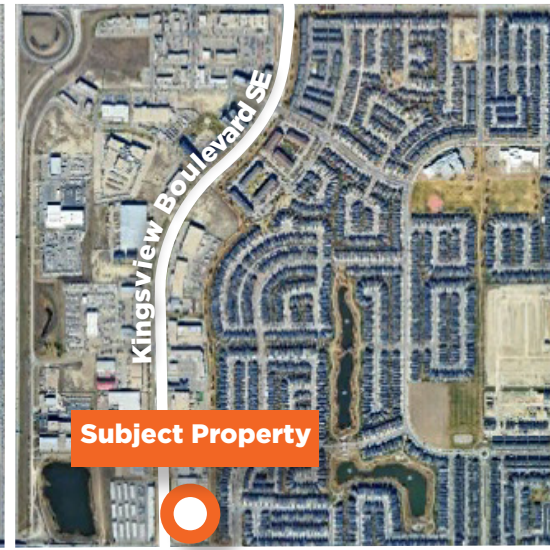


Yankee Valley Boulevard



8 Street SW

40 Avenue



Kingsview Boulevard SE

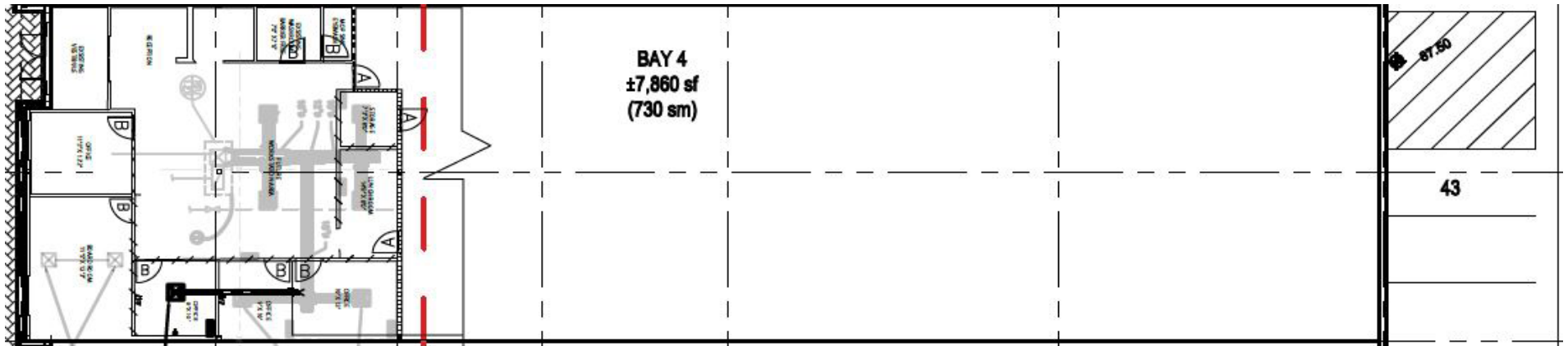
Subject Property



Highway 2



FLOOR PLAN



Total floor plan area is 7,945 SF. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement..

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