

Industrial Condo
Drive-Through With MUA //
3,813 SF

FOR LEASE

541 Kingsview Way SE, Unit 203, Airdrie, AB



Presented by:
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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address:	541 Kingsview Way SE, Unit 203, Airdrie, AB
Zoning:	Industrial - Business District (IB-1)
Year Built:	2008
Square Footage:	Office: ± 225 SF Warehouse: ± 3,588 SF Total: ± 3,813 SF
Clear Height:	20'
Loading:	1 Drive-in (12'w x 14'h) 1 Drive-in (12'w x 10'h) *Drive through capability
Power:	200 Amps @ 120/208 Volt (TBV)
Make-up Air:	Yes
Sump:	Yes
Assigned Parking:	13 stalls
Lease Rate:	Starting at \$16.00 PSF
Annual Property Taxes:	\$2.61 PSF
Annual Operating Costs:	\$4.95 PSF
Availability:	Immediate

PROPERTY FEATURES

- Quick Access from 40th Avenue Interchange off QE2.
- 3,813 SF end unit with 225 SF of front office with washroom, plus shop sink.
- Drive through bay.
- Make-up air unit & sump.
- 13 assigned parking stalls.
- Nearby amenities such as Save-on Foods, Shoppers drug mart, McDonald's, Starbucks, and several other retail shops and restaurants located by Yankee Valley Boulevard.



PROPERTY FEATURES // Photo Gallery



**Some photos have been digitally altered.*

LOCATION // Airdrie, AB



Drive Times:

Highway 2 (QEII): **5 minutes**

Calgary Airport: **15 minutes**

Downtown YYC: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Ample Parking



restaurants
& fast food



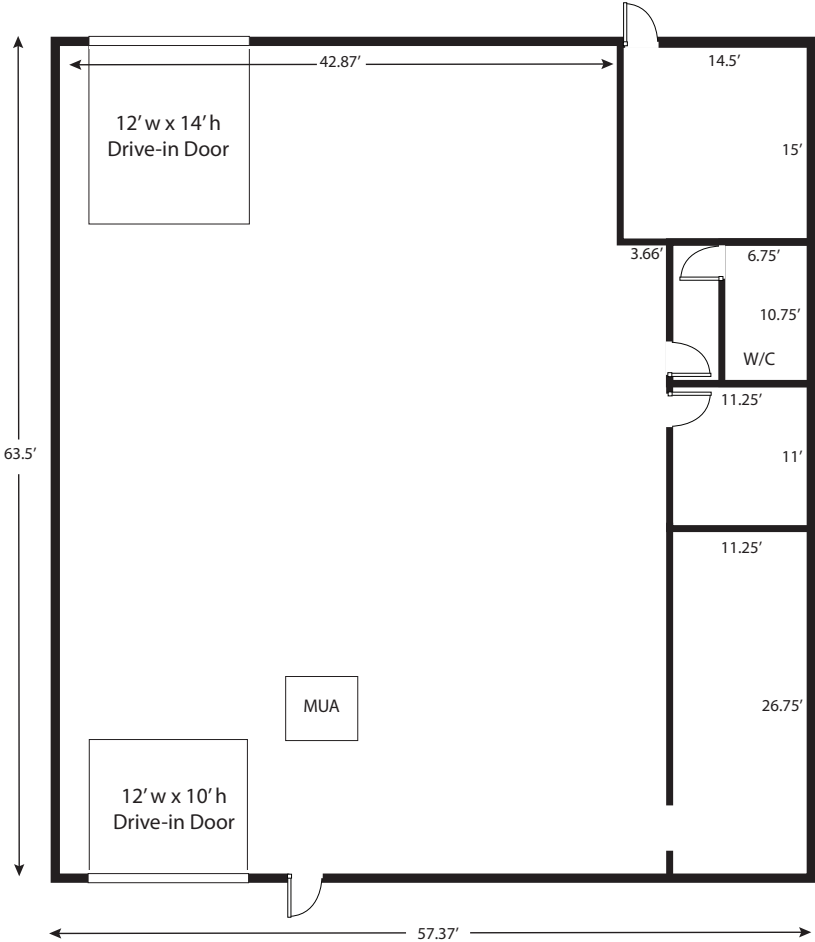
Retail Shops
or Shopping

SITE PLAN // 541 Kingsview Way SE, Unit 203

Total: ± 3,813 SF

Office: ± 225 SF

Warehouse: ± 3,588 SF



*Floor plan not to scale



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