

For Sale or Lease

22 East Lake Crescent

Airdrie, Alberta



Highlights

- 29,475 s.f. on 4.36 acres
- Fully paved and fenced yard
- Quality office build-out
- Demised wash bay
- Two existing cranes (1 x 10 ton and 1 x 5 ton)
- Make-up air and trench drains
- Immediate access to QEII highway

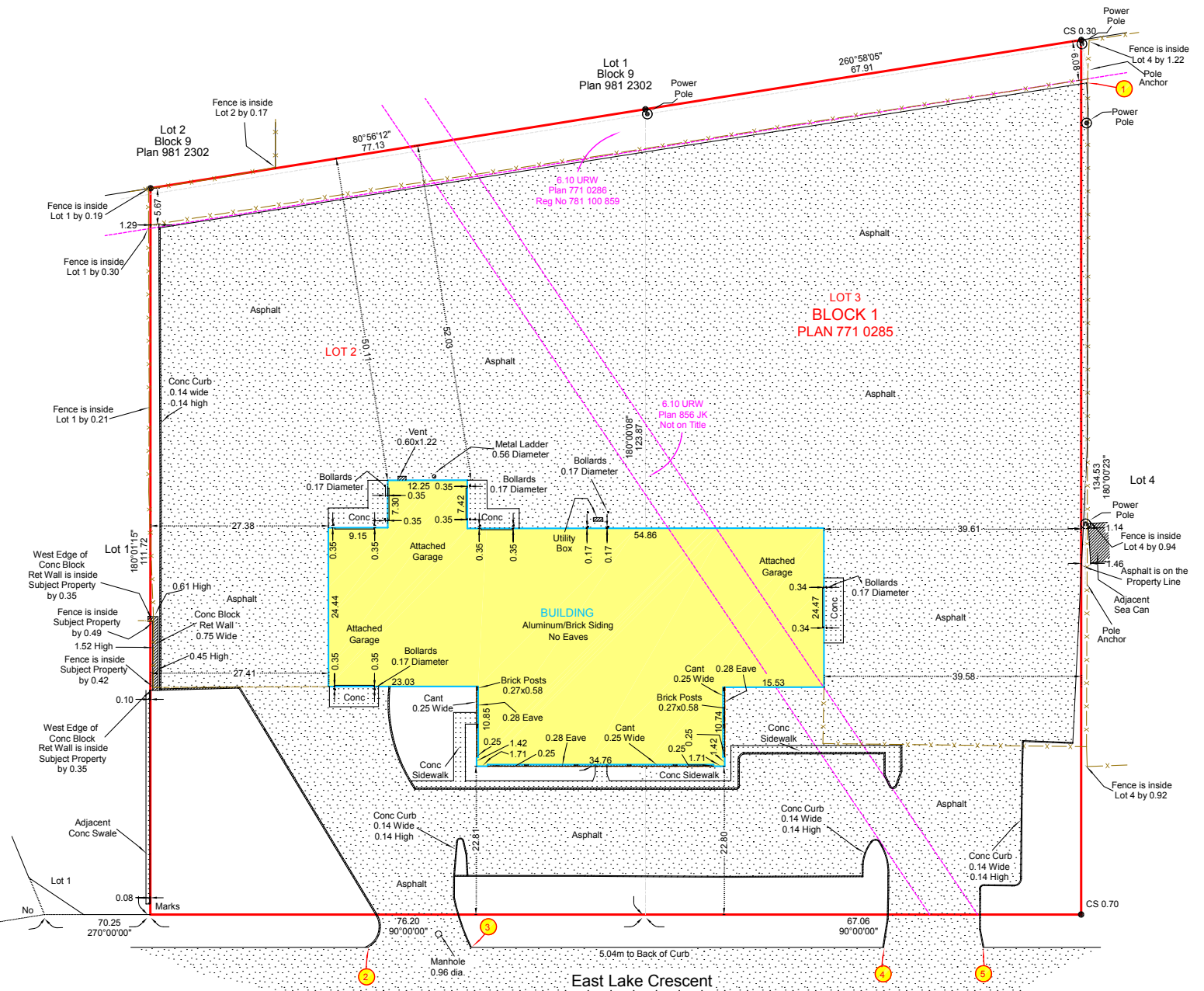
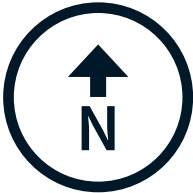


Property Details

District	East Lake Industrial, Airdrie	
Year Built	1996	
Zoning	IB-3	
Building Size	Main Office	4,889 s.f.
	Warehouse	21,017 s.f.
	Concrete Mezzanine	3,569 s.f.
	Total:	29,475 s.f.
Site Area	4.36 acres	
Cranes	1 - 10 ton and 1 - 5 ton (20' hook)	
Clear Height	24' - 28'	
Loading	4 (20' x 18') Drive-In Doors 2 (16' x 16') Drive-In Doors	
Power	1,000 amps @ 347/600 volts (TBV)	

Features	• Clear span warehouse and shop area • Trench drains and containment sump • 50hp compressor w/ air lines • Enclosed tool crib area
Heating	Infrared radiant heat
Make-Up Air	1 - 7,000 CFM and 1 - 17,000 CFM
Sprinklered	Standpipe system
Lighting	T5 (warehouse)
Property Taxes	\$69,298.49 (2026)
Op. Costs	Self-managed
Available	October 1, 2026
Lease Rate	\$17.50 p.s.f.
Sale Price	Market

Real Property Report





Site Photos



Interior Photos



Site Map



Drive Times



QEII Highway 2

3 mins. | 1.5 km



Trans-Canada Highway 20 mins. | 29 km



Balzac, Alberta

10 mins. | 12.7 km



Calgary Int. Airport 18 mins. | 22.8 km



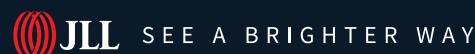
Stoney Trail (Ring Road)

12 mins. | 15.8 km



Downtown Calgary 24 mins. | 33.7 km

Contact us for more information



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