

140 GATEWAY

New Commercial Development
For Sale & Lease



140 Gateway Drive NE, Airdrie, Alberta

Modern commercial space designed for businesses looking for professional street presence, functional workspace and excellent accessibility

Developer & General Contractor

MBG METAL
BUILDING
GROUP

Architect

Axiom
Architecture Inc.



BUILDING FEATURES



FRAMING
Structural Steel with
27' Clear Height



CONSTRUCTION
Insulated Precast Concrete Walls



POWER
200A @ 120/208 Volt 3 Phase



SPRINKLERS
EFSR System



HEATING
350,000 BTU/hr Gas-Fired
Unit Heaters



LOADING STALLS
Two Shared Loading Stalls



SIZE
19,581 SF Building



PARKING
55 Shared Stalls



ZONING
DC27B

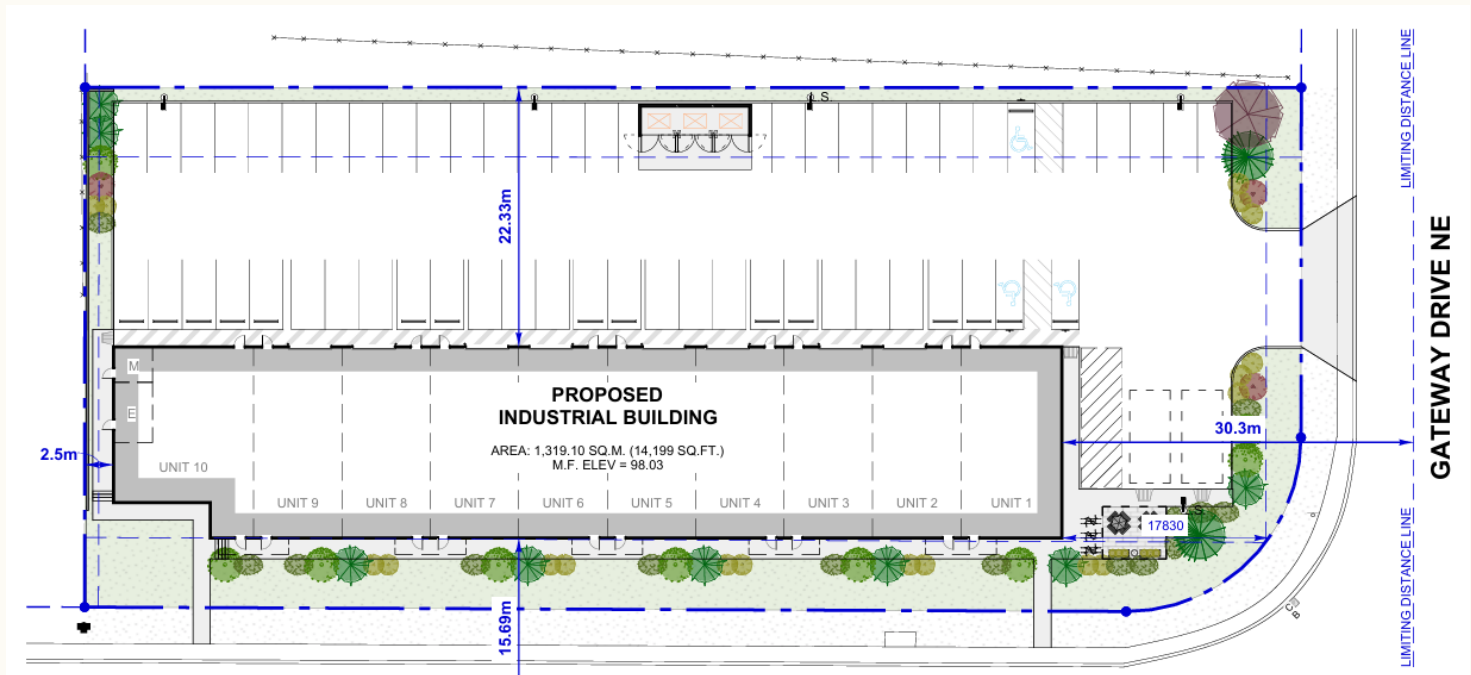
Storefront-style glazing with low-E glass, clear anodized thermally broken frames, street frontage and a professionally landscaped site create a polished, business-ready environment.

140 GATEWAY

Coming Spring 2027 to Airdrie

140 Gateway brings modern commercial space to Airdrie’s established Gateway commercial district. The development offers 10 versatile commercial units designed to combine professional street frontage with functional workspace, convenient loading access and long-term flexibility. With units starting at 1,350 SF + 535 SF of mezzanine/second-floor space, 140 Gateway is well suited to owner-users, growing businesses and investors looking for manageable commercial space in a highly accessible location.

SITE PLAN

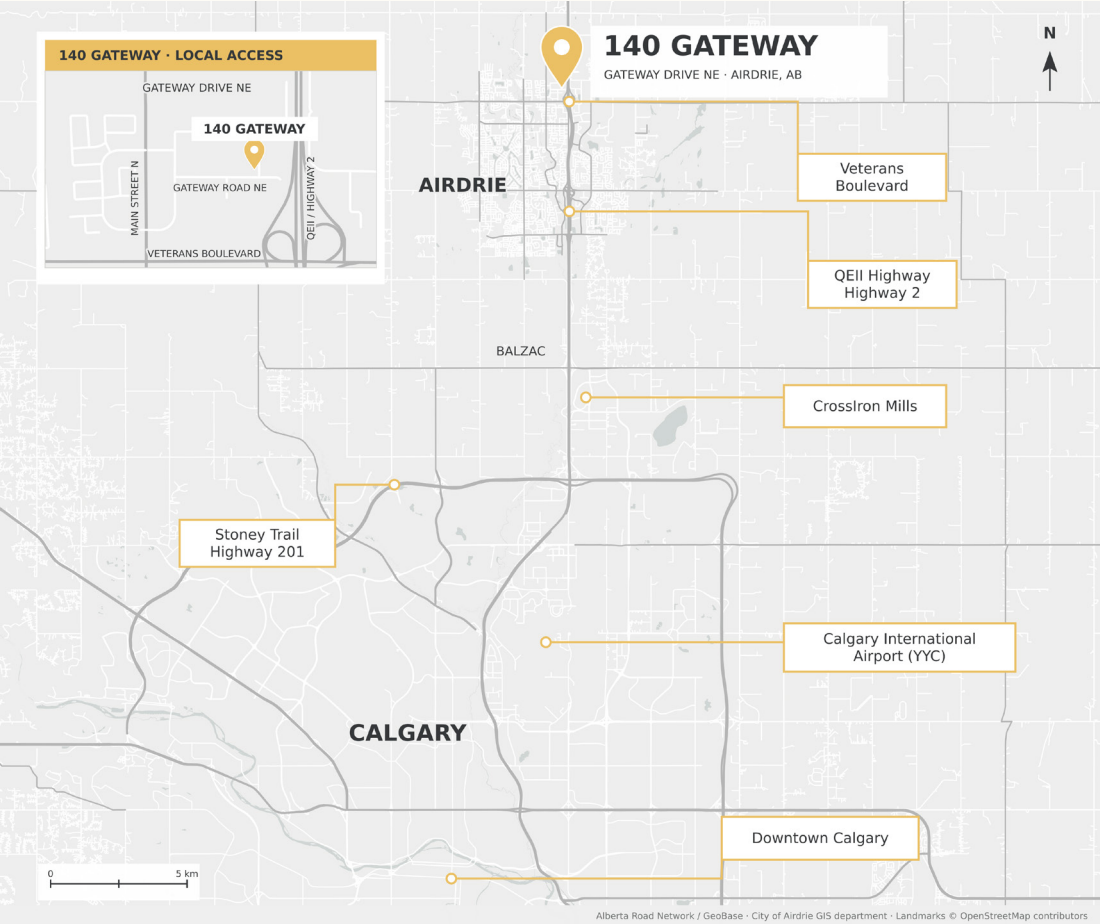


Legend

- Available
- Leased
- Sold

PROJECT HIGHLIGHTS

- 10 Commercial Units
- 19,581 SF Building
- 27' Clear Height
- 55 Parking Stalls
- 12' x 14' Overhead Doors
- 2 Loading Stalls
- For Sale or Lease



LOCATION

140 Gateway is situated at 140 Gateway Drive NE in Airdrie’s established Gateway commercial district, just north of Veterans Boulevard and east of the Queen Elizabeth II Highway. This accessible location offers immediate access to the QEI highway, along with quick connections to Stoney Trail, Calgary International Airport, and the broader Calgary market. The surrounding area includes a strong mix of retail, service, and commercial users such as Real Canadian Superstore, Canadian Tire, hotels, restaurants, and professional services, creating a convenient, high-traffic environment for customers and employees.

Approximate Drive Times to Key Locations

Veterans Boulevard	2 min/1 km
QEII Highway / Highway 2	5 min/2.5 km
CrossIron Mills	15 min/14 km
Stoney Trail / Highway 201	20 min/22 km
Calgary International Airport	25 min/25 km
Downtown Calgary	30 min/35 km

140 GATEWAY

www.140gateway.ca

Project Team



Developer & General Contractor

Metal Building Group is a full-service design-build general contractor with over 30 years of experience, providing comprehensive construction and building solutions. With a diverse portfolio, MBG combines development expertise with proven design-build and construction capabilities to deliver functional, durable and high-quality buildings from concept through completion.

www.metalbuildinggroup.ca



Architect

Founded in 2013, Axiom Architecture Inc. is a Western Canadian architectural firm providing comprehensive design services across Alberta, British Columbia and Saskatchewan. With experience across hundreds of projects, Axiom combines creative design with technical expertise to deliver safe, functional and thoughtfully designed spaces, supporting projects from early planning and design through construction documentation and administration.

www.axiomarch.ca