



SOUTHBEND BUSINESS PARK

40, 12204 - 40 STREET SE

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,543 sq. ft. of Office / Warehouse available for Lease (75% build-out)
- 15' clear ceiling height in Warehouse
- 100 amp 208/120v 3 phase
- 12' x 12' overhead drive in door
- 6 assigned parking stalls and additional on street parking
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Developed, owned and managed by Telsec Property Corporation
- Available April, 2023

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www.Telsec.ca
TELSEC PROPERTY CORPORATION

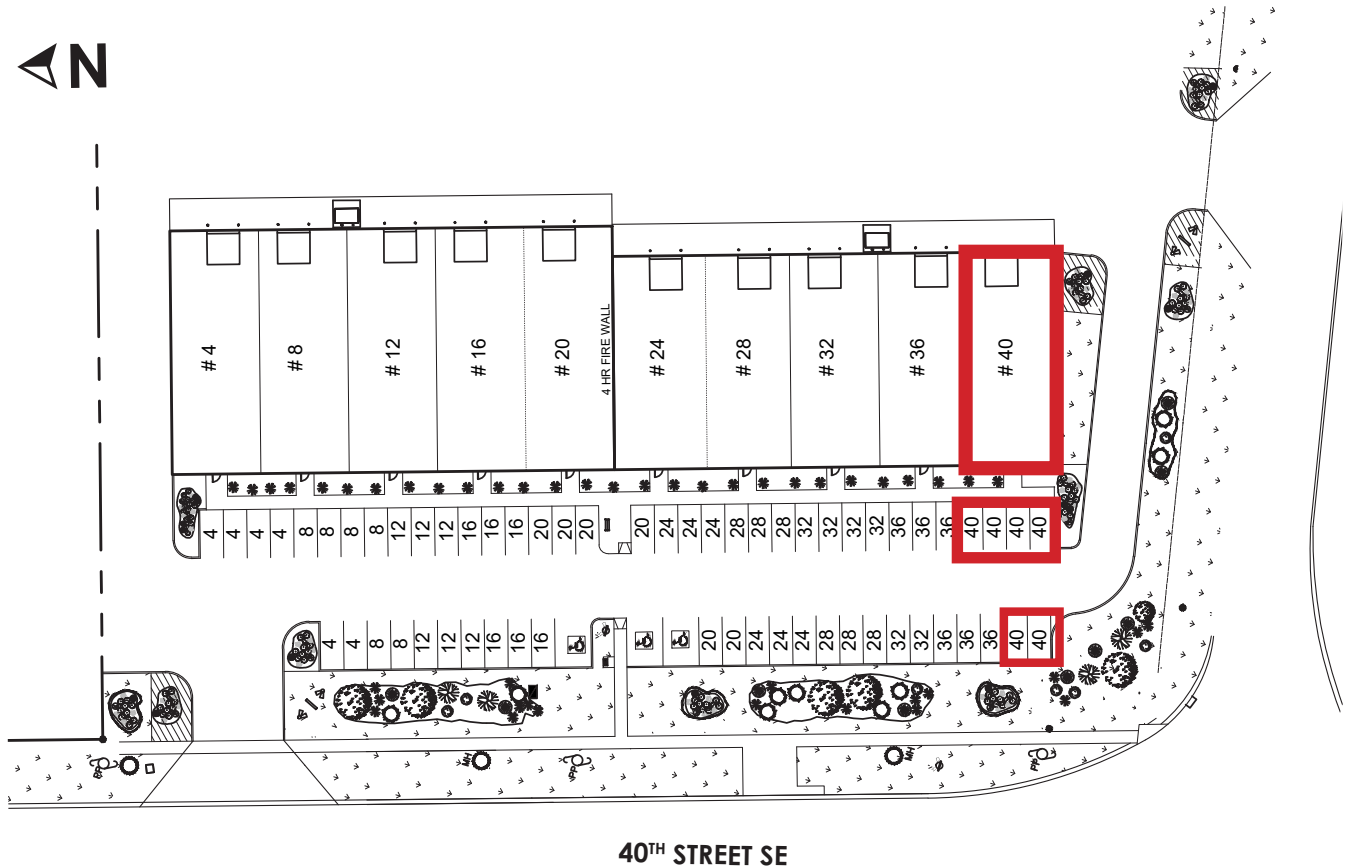




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SITE PLAN



AVAILABLE AREA	2,543 sq. ft.
NET MONTHLY RENT	\$3,360.00 (\$16.00 per sq. ft.)
OPERATING COSTS & PROPERTY TAX	\$8.52 per sq. ft. (est for 2023)
ZONING	I-G Industrial - General
CEILING HEIGHT	15' in warehouse (clear)
LOADING DOOR	12' x 12' drive in

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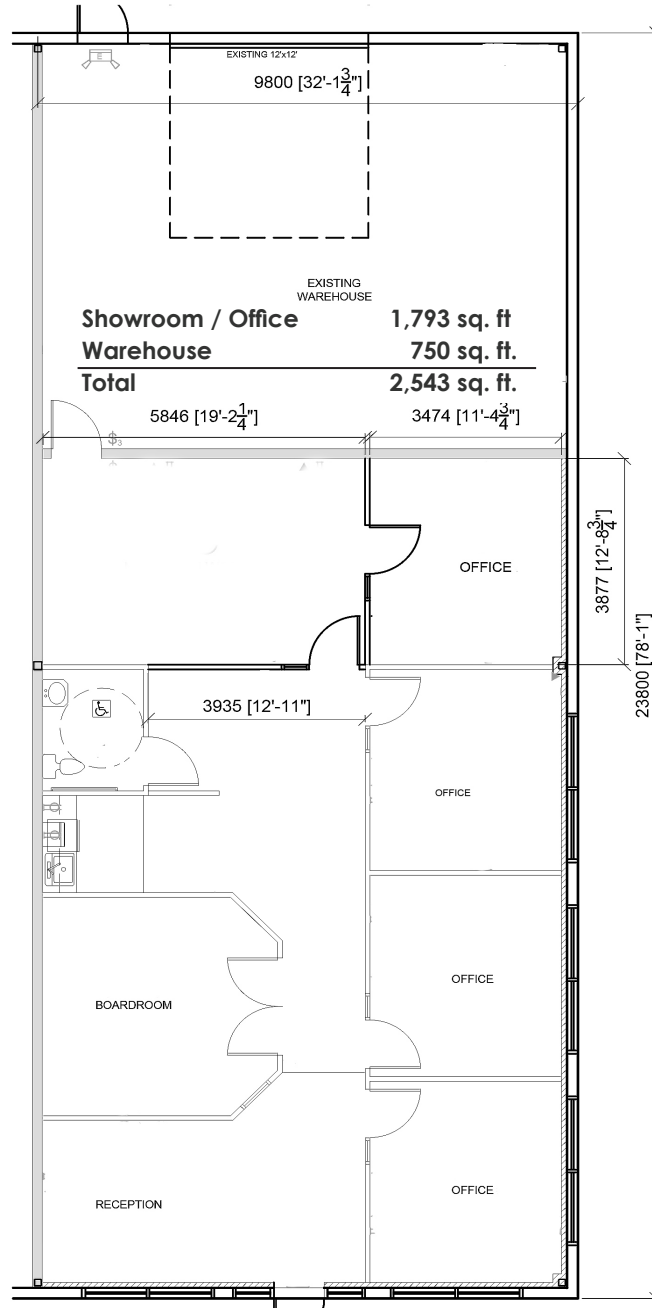




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FLOOR PLAN



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LOCATION



> VIEW ON GOOGLE MAPS



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