

JANUARY 2023
**INDUSTRIAL
AVAILABILITY
REPORT**



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:
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Executive Assistant

APPROVED BY:
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Leasing & Marketing Director

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Leasing Associate

www.Telsec.ca



SOUTHBEND BUSINESS PARK



12, 12204 40 Street SE

[> BROCHURE](#)

2,885 sq. ft.

820 sq. ft. of Warehouse together with 2,065 sq. ft. of Office/Showroom. Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail - *Available June 2023.*

- 15' clear ceiling height in warehouse with 12' x 12' overhead loading door
- 100 amp 208/120v 3 phase
- Op. Costs & Property Taxes \$7.98 (*est. for 2022*)



40, 12204 40 Street SE

[> BROCHURE](#)

2,543 sq. ft.

750 sq. ft. of Warehouse together with 1,793 sq. ft. of Office/Showroom. Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail - *Available April 2023.*

- 15' clear ceiling height in warehouse with 12' x 12' overhead loading door
- 100 amp 208/120v 3 phase
- Op. Costs & Property Taxes \$7.98 (*est. for 2022*)

DOUGLASDALE BUSINESS PARK



3512 114 Avenue SE

[> BROCHURE](#)

3,834 sq. ft.

2,284 sq. ft. of Warehouse together with 1,550 sq. ft. of Office/Showroom. Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.

- 21'6" clear ceiling height in warehouse
- 100 amp, 208/120 v, 3 phase
- Op. Costs & Property Taxes \$7.26 (*est. for 2022*)