



SOUTHBEND BUSINESS PARK

305, 11979 - 40 STREET SE

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,358sq. ft. Office / Showroom / Warehouse for Lease
- 14' clear ceiling height in warehouse
- 2 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 May 2023

Lisa Ha
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www.Telsec.ca
TELSEC PROPERTY CORPORATION



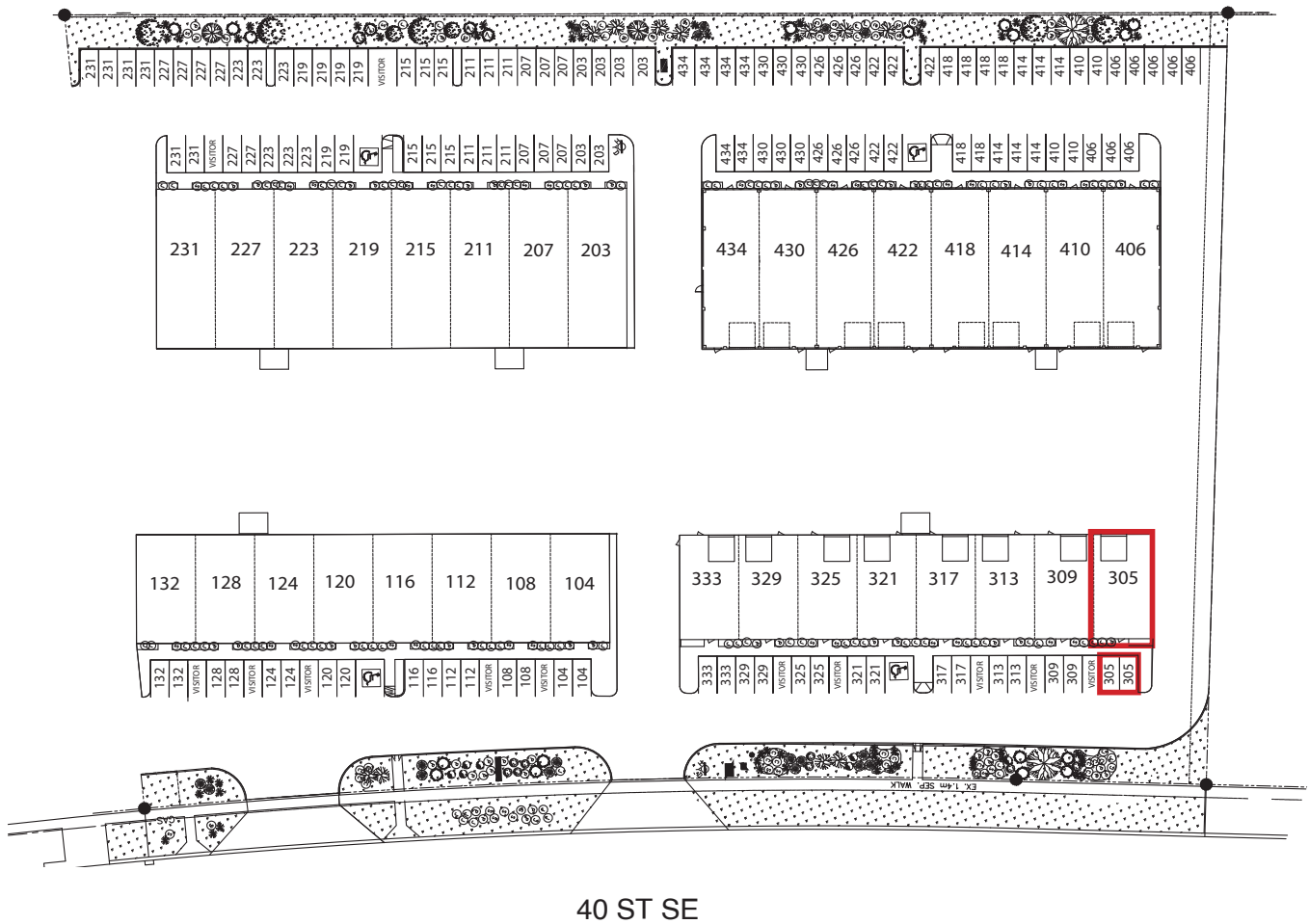


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SITE PLAN

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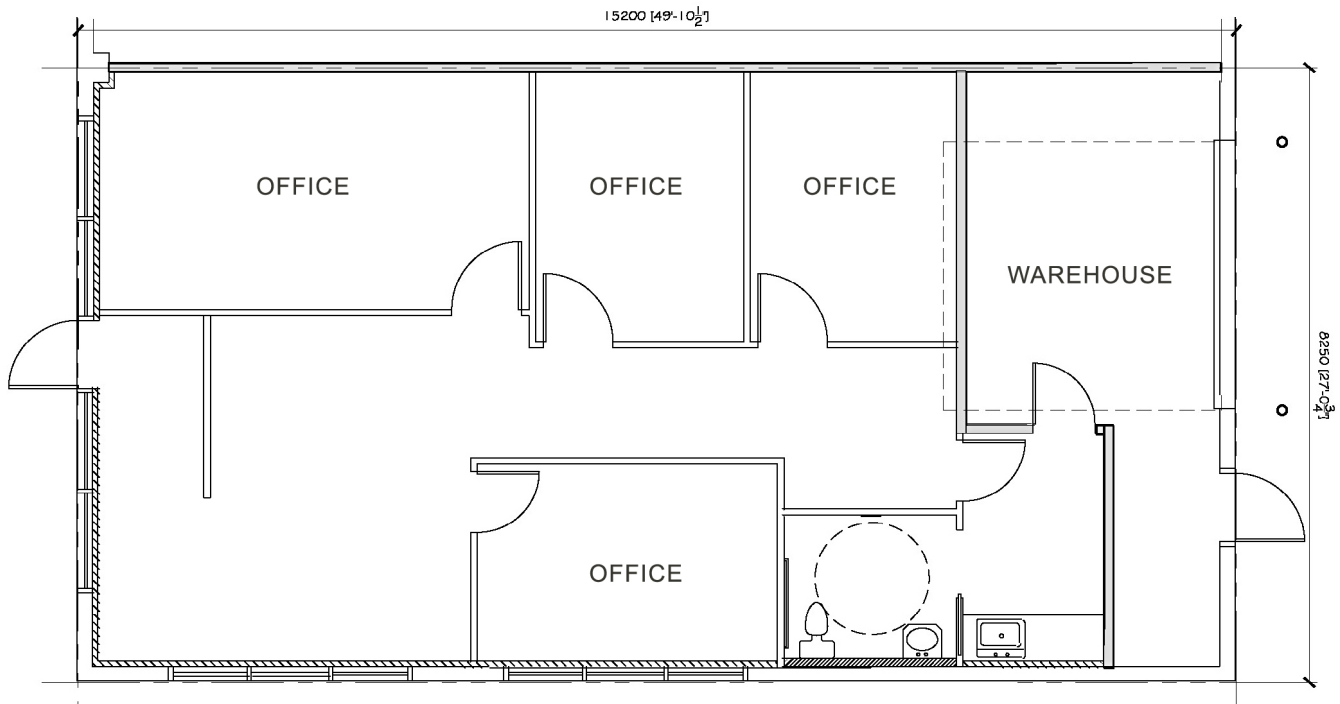




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FLOOR PLAN



Showroom / Office	1,158 sq. ft.
Warehouse	200 sq. ft.
Total	1,358 sq. ft.

AVAILABLE AREA	1,358 sq. ft.
NET MONTHLY RENT	\$1,810.00
OPERATING COSTS & PROPERTY TAX	\$7.63 per sq. ft. (est for 2023)
ZONING	I-G Light Industrial
POWER	208/120V, 3phase, 100 amp
CEILING HEIGHT (clear)	14' in warehouse
LOADING DOOR	10' x 12' drive in

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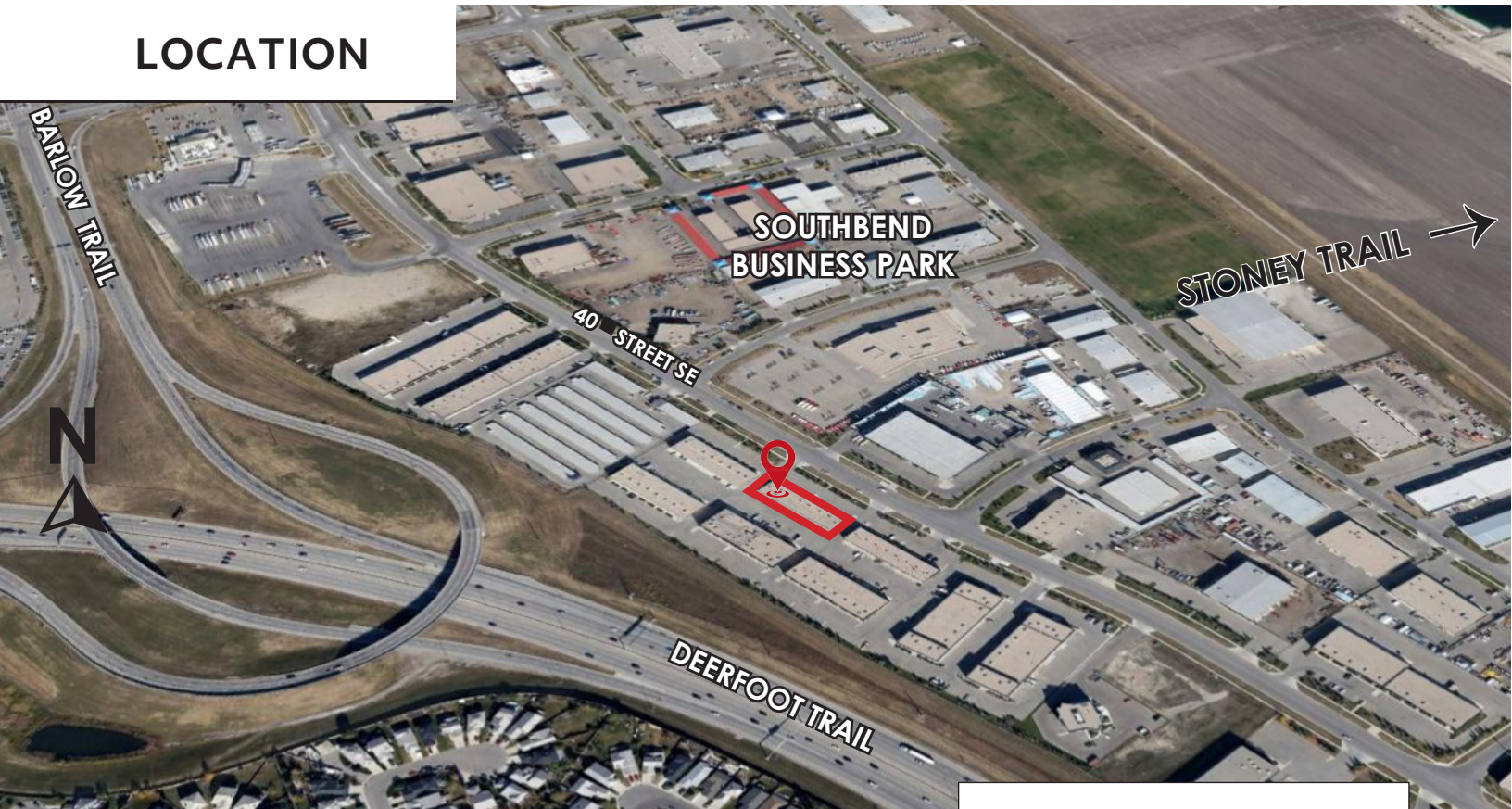




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LOCATION



> [VIEW ON GOOGLE MAPS](#)



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