



## Showroom / Warehouse

12, 12204 - 40 Street SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- » 2,885 sq. ft. of Warehouse available for Lease
- » 15' clear ceiling height in Warehouse
- » 100 amp 208/120v 3 phase
- » 12' x 12' overhead drive in door and 70' loading depth
- » 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

### SPACE DETAILS

<b>AVAILABLE AREA</b>	2,885 SF
<b>NET MONTHLY RENT</b>	\$3,967
<b>OP COST &amp; PROPERTY TAX</b>	\$8.70 per sq. ft. (est for 2024)
<b>LEASE TERM</b>	5 years
<b>ZONING</b>	I-G Industrial General
<b>CEILING HEIGHT</b>	15' in warehouse (clear)
<b>LOADING DOOR</b>	1 Drive In - 12' x 12'





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## SHEPARD CENTRE & SOUTH TRAIL CROSSING



### Food, Drinks & Market

1. Bento Sushi
2. Costa Vida
3. The Burger's Priest
4. Karma Fine Indian Cuisine
5. Montana's
6. Lina's, Italian Supermercato
7. Five Guys
8. Toad 'n' Turtle Pubhouse & Grill
9. South St. Burger
10. Boston Pizza
11. Calavera Cantina
12. Kiro Sushi



### Lifestyle & Recreation

1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional



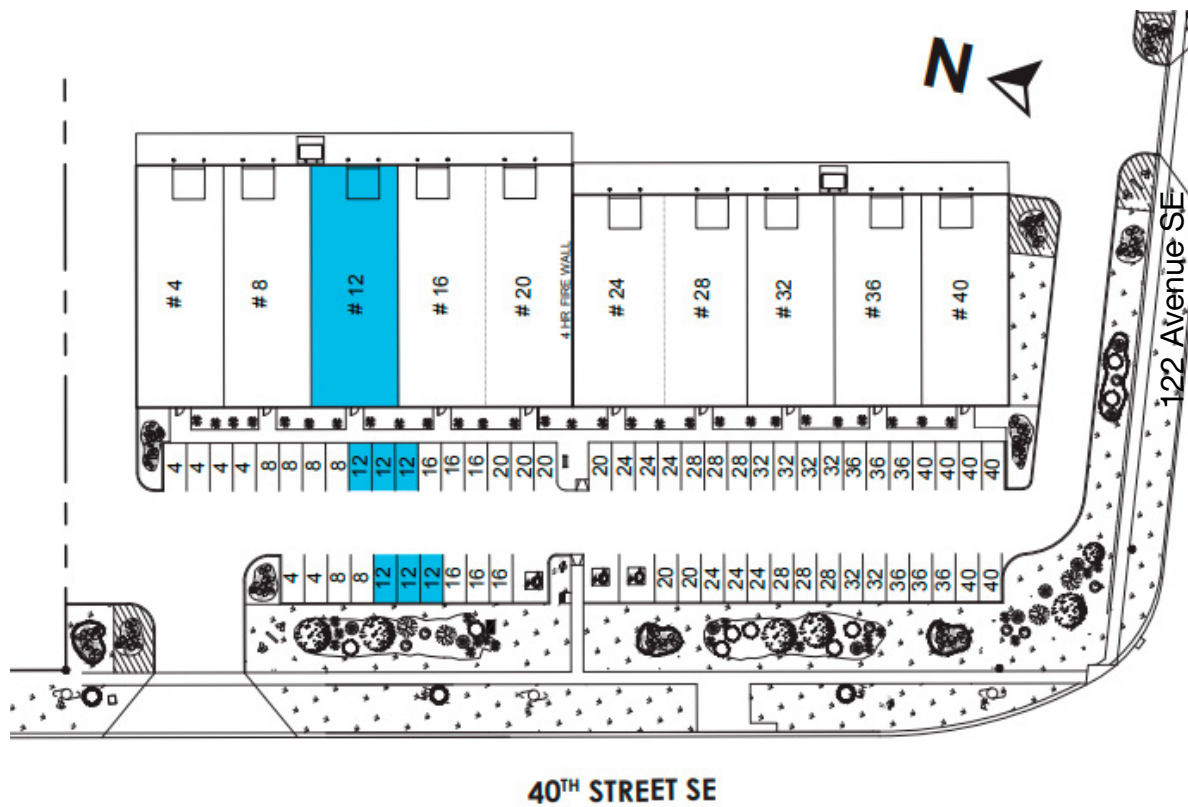
### Shopping

1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

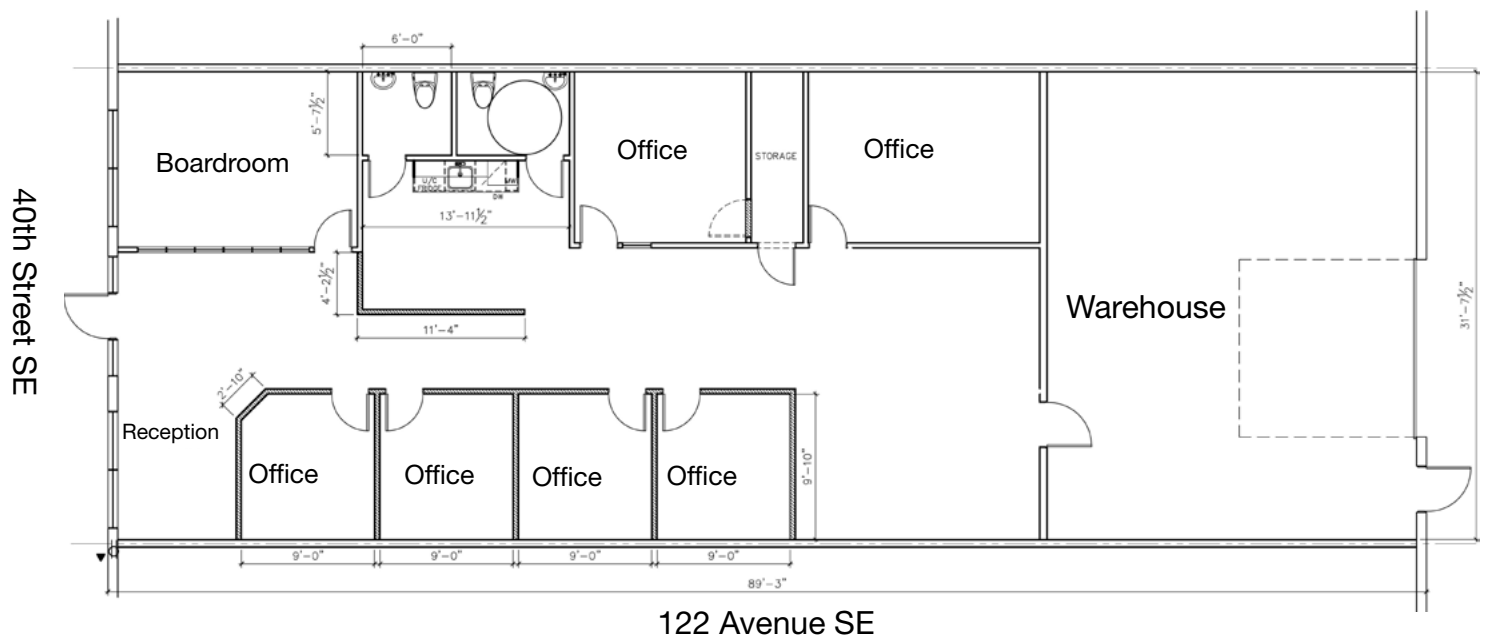


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## SITE PLAN



## FLOOR PLAN





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