



## Shell Warehouse

129, 4615 - 112 Avenue SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- » 1,790 sq. ft. of shell warehouse with washroom
- » 14' clear ceiling height throughout
- » 100 amp panels; 208/120v 3 phase
- » 12' x 12' overhead drive in door
- » 3 assigned parking stalls and on street parking available
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned & managed by Telsec Property Corporation

### SPACE DETAILS

<b>SUBMARKET</b>	Eastlake Business Park
<b>AVAILABLE AREA</b>	1,790 SF
<b>NET MONTHLY RENT</b>	\$2,600
<b>OP COST &amp; PROPERTY TAX</b>	\$8.58 PSF
<b>LEASE TERM</b>	5 years
<b>ZONING</b>	I-G Industrial General
<b>POWER</b>	208/120V, 3 Phase, 100 Amp
<b>CEILING HEIGHT</b>	14' clear
<b>LOADING DOOR</b>	12' x 12' (Drive-In)
<b>AVAILABLE</b>	July 1, 2024



# FOR LEASE | 129, 4615 - 112 AVENUE SE



## 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

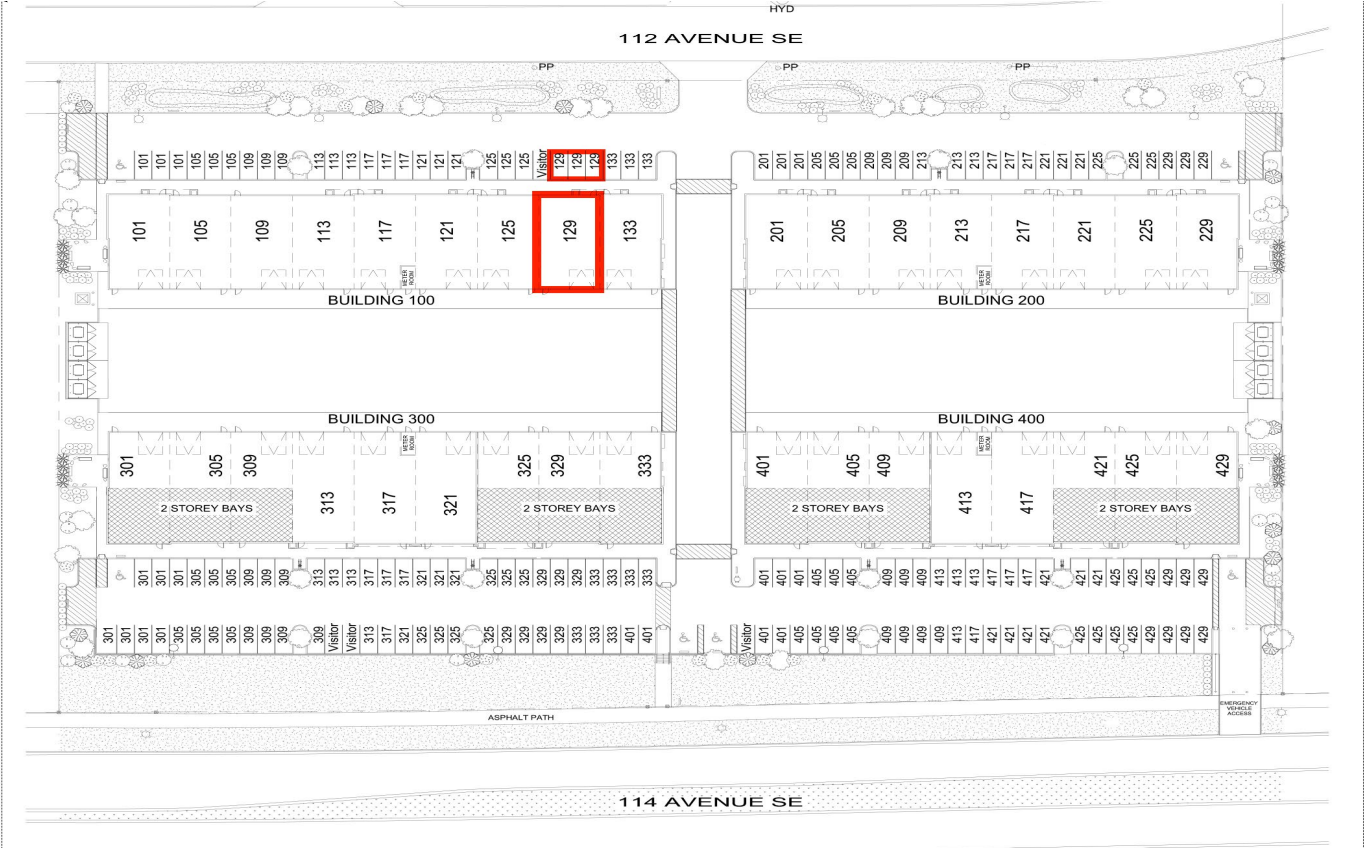


### Shopping

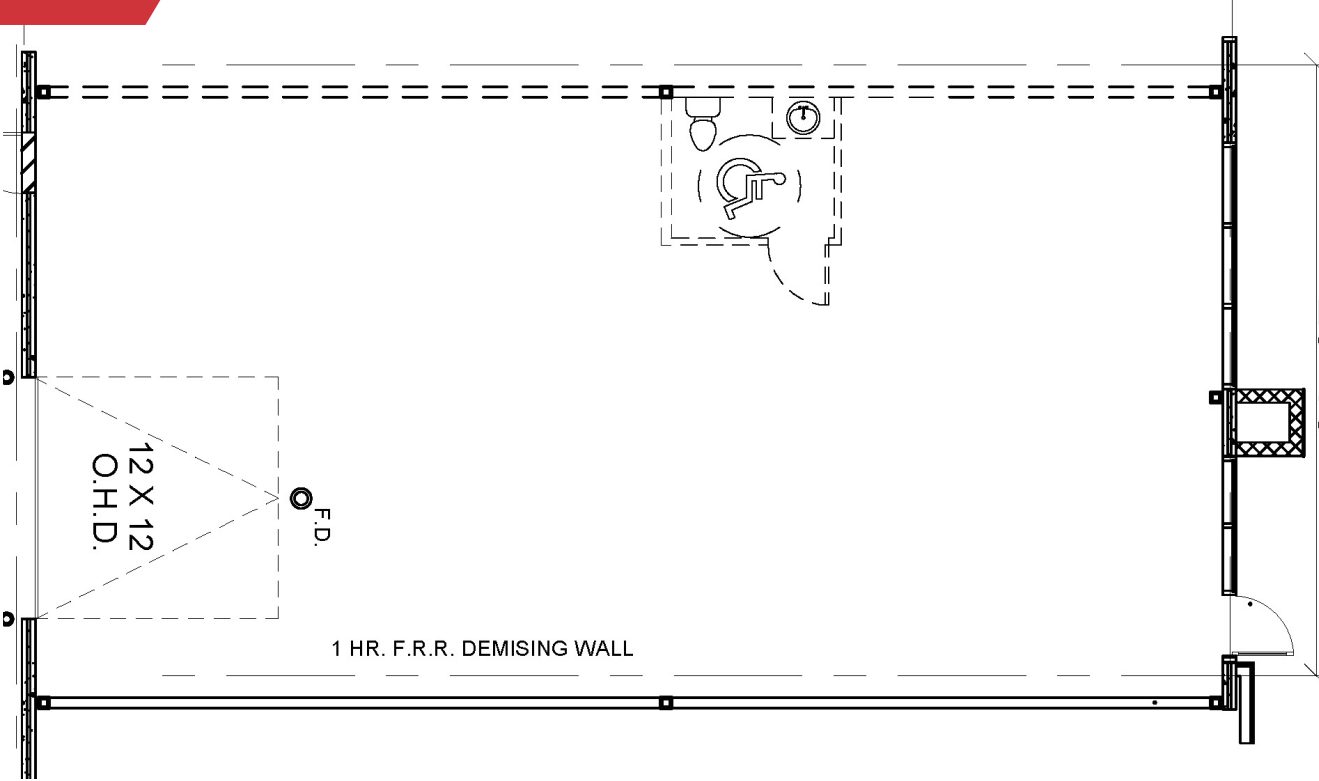
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

# FOR LEASE | 129, 4615 - 112 AVENUE SE

## SITE PLAN



## FLOOR PLAN



# FOR LEASE

## Southbend Business Park

### 129, 4615 112 AVENUE SE



**NAI**Advent



**Kaile Landry**

Associate

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

(403) 669-3050

**Jennifer Myles**

Associate

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

(403) 975-2616

**Brody Butchart**

Senior Associate

[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

(403) 389 7857

**Jamie Coulter, SIOR**

Vice President/Partner

[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

(403) 835 1535

3633 8 Street SE  
Calgary, AB T2G 3A5

+1 403 984 9800

[naiadvent.com](http://naiadvent.com)