

SEPTEMBER 2024
**INDUSTRIAL
AVAILABILITY
REPORT**



SOUTHBEND BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:
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www.Telsec.ca



SOUTHBEND BUSINESS PARK



24, 12204 40 Street SE

[> BROCHURE](#)

2,547 sq. ft.

Approximately 1,500 sf warehouse with 12' x 12' drive-in loading door and 15' clear ceiling height in the warehouse, with front office space.

- 6 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.70 per sq. ft. (est. for 2024)
- I-G zoning
- Available January 2025



218, 11929 40 Street SE

[> BROCHURE](#)

1,808 sq. ft.

Approximately 900 sf warehouse with 12' x 12' drive-in loading door and 16' clear ceiling height in the warehouse, with front office / work space.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$9.19 per sq. ft. (est. for 2024)
- I-G zoning
- Available February 2025

EASTLAKE BUSINESS PARK



105, 4615 112 Avenue SE

> BROCHURE

1,786 sq. ft.

Approximately 600 sf warehouse with 12' x 12' overhead drive-in door and 14' clear ceiling height in the warehouse, with reception, meeting space and office suite.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.58 per sq. ft. (est. for 2024)
- I-G zoning
- Available Immediately



129, 4615 112 Avenue SE

LEASED

1,800 sq. ft.

Open warehouse shell with 12' x 12' overhead drive-in door and 14' clear ceiling height in the warehouse.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.58 per sq. ft. (est. for 2024)
- I-G zoning

DOUGLASDALE BUSINESS PARK



3332 114 Avenue SE

NEW LISTING

[> BROCHURE](#)

4,006 sq. ft.

2,006 sf warehouse with 7 office suites, reception, boardroom, coffee station and server room.

- 11 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.36 per sq. ft. (est. for 2024)
- I-C zoning
- Available March 2025

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