



Office / Warehouse

4, 12204 - 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

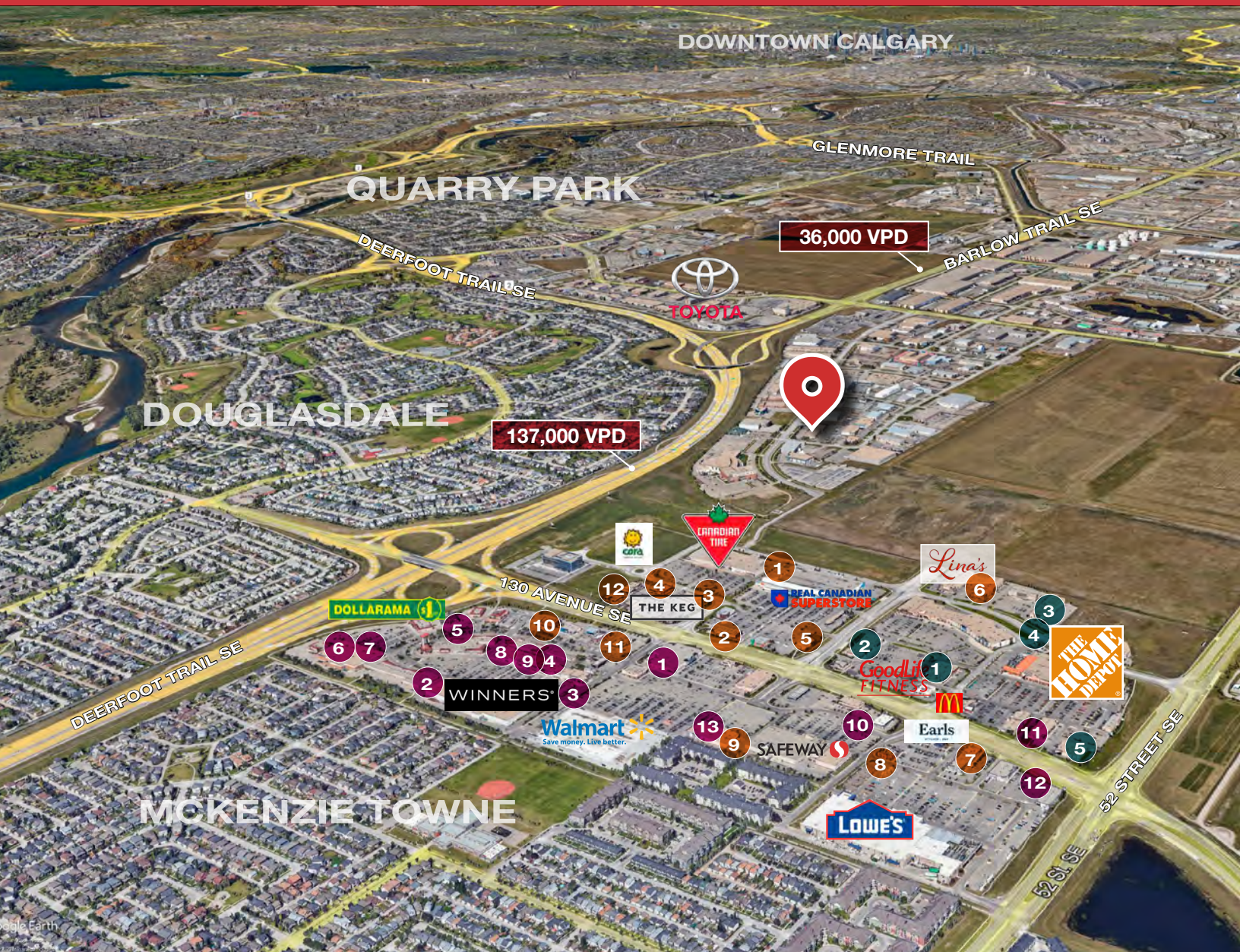
- » 2,877 sq. ft. of Warehouse available for Lease
- » 15' clear ceiling height in Warehouse
- » 100 amp 208/120v 3 phase
- » 12' x 12' overhead drive in door and 70' loading depth
- » 6 assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA	2,877 SF
NET MONTHLY RENT	\$4,315.00
OP COST & PROPERTY TAX	\$9.08 per sq. ft. (est for 2025)
LEASE TERM	5 years
ZONING	I-G Industrial General
CEILING HEIGHT	15' in warehouse (clear)
LOADING DOOR	1 Drive In - 12' x 12'
AVAILABLE	30 Days



FOR LEASE | 4, 12204 - 40 STREET 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

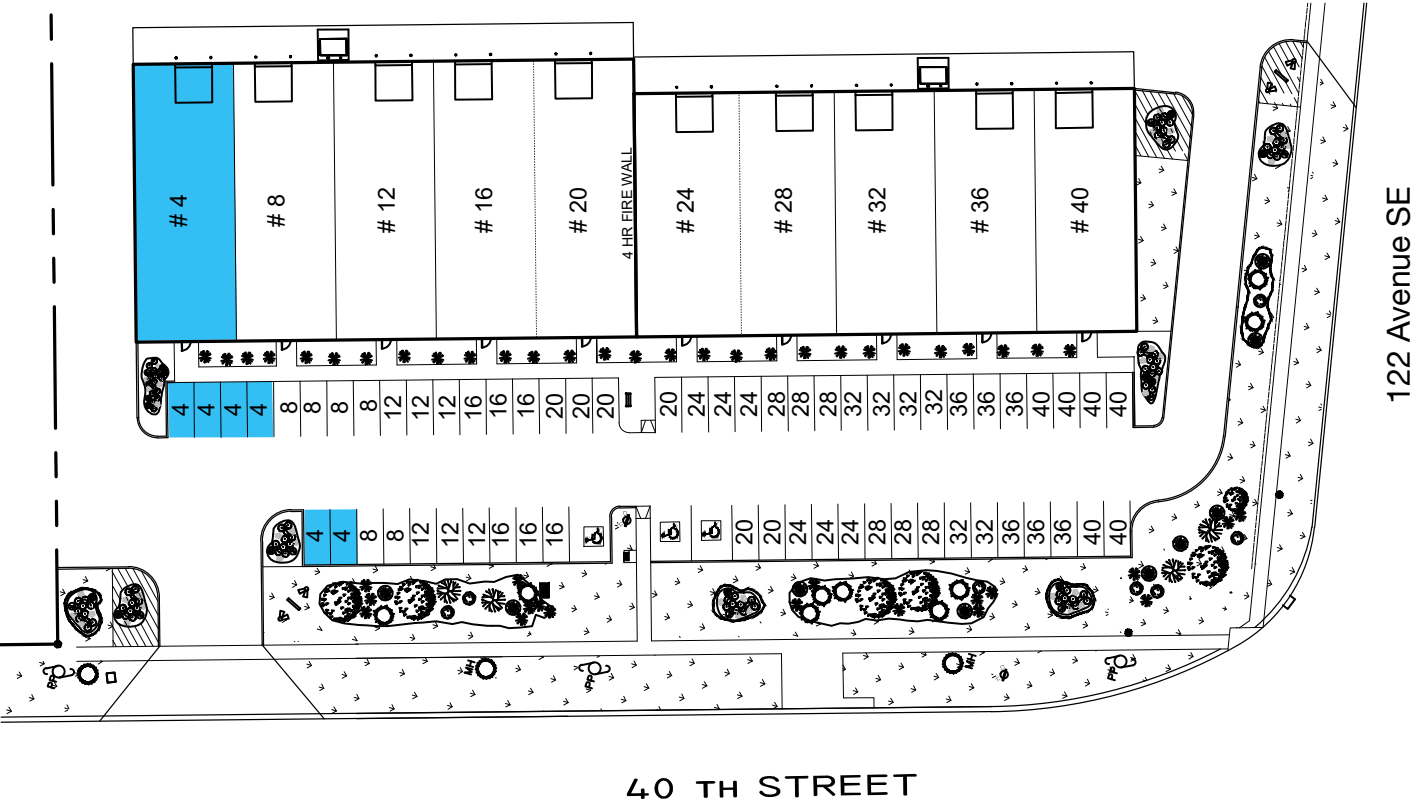


Shopping

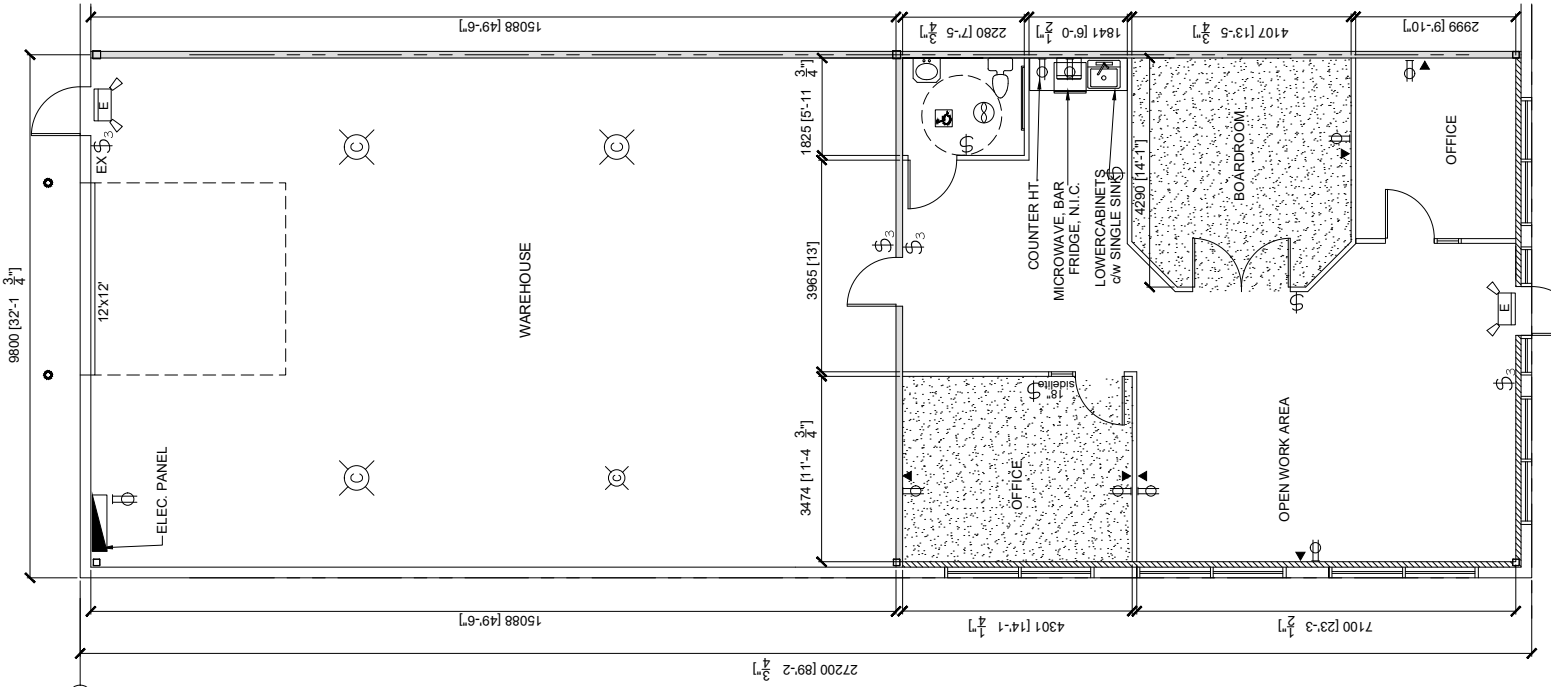
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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SITE PLAN



FLOOR PLAN



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