

APRIL 2025
**INDUSTRIAL
AVAILABILITY
REPORT**



12204 40 STREET SE, 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



4, 12204 40 Street SE

[> BROCHURE](#)

2,877 sq. ft.

Approximately 1,600 sf warehouse with 12' x 12' drive-in loading door and 15' clear ceiling height in the warehouse, with front office suite featuring two offices, boardroom and an open work area/reception.

- 6 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$9.08 per sq. ft. (est. for 2025)
- I-G zoning



24, 12204 40 Street SE

CONDITIONALLY LEASED

[> 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 \$9.08 per sq. ft. (est. for 2025)
- I-G zoning
- Available May 2025



28, 12204 40 Street SE

CONDITIONALLY LEASED

[> BROCHURE](#)

2,517 sq. ft.

Approximately 1,600 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 \$9.08 per sq. ft. (est. for 2025)
- I-G zoning
- Available September 2025



222, 11929 40 Street SE

NEW

[> BROCHURE](#)

1,808 sq. ft.

Approximately 550 sf warehouse with 12' x 12' drive-in loading door and 15' clear ceiling height in the warehouse, with front office space.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$9.45 per sq. ft. (est. for 2025)
- I-G zoning
- Available September 2025

HORTON ROAD



A2, 9805 Horton Road SW

NEW

[> BROCHURE](#)

2,184 sq. ft.

2,184 sf warehouse with one office with 12' x 12' drive-in loading door and 24' clear ceiling height in the warehouse.

- Parking in front of the unit
- Op. Costs & Property Taxes \$8.38 per sq. ft. (est. for 2025)
- I-G zoning
- Available May 2025

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