



# Office/Showroom/Warehouse Space

Unit 150, 12143 40 St SE, Calgary, AB T2Z 4K6

## PROPERTY HIGHLIGHTS

- High-quality mix of office, showroom, and flex space, ideal for a variety of professional, light industrial, or service-based uses.
- Five assigned parking stalls directly in front of the unit for staff or clients.
- Excellent accessibility to major transportation routes, including Deerfoot Trail, Barlow Trail, and Stoney Trail, ensuring seamless logistics and employee commuting.
- The property is part of a professionally managed complex developed, owned, and managed by Telsec Property Corporation.

## PROPERTY DETAILS

<b>ZONING</b>	I-G (Industrial General)
<b>TOTAL AREA</b>	±2,745 SF
<b>MONTHLY RENT</b>	\$3,800.00 (Net)
<b>OP COST</b>	\$8.37 PSF
<b>PARKING</b>	5 Assigned stalls
<b>POWER</b>	100 Amps, 208/120 V, 3 phase
<b>CEILING HEIGHT</b>	14' Clear (in warehouse) (TBV)
<b>LOADING</b>	1 drive-in door (10' x 12')
<b>OCCUPANCY</b>	Available immediately

For more info,  
please contact:



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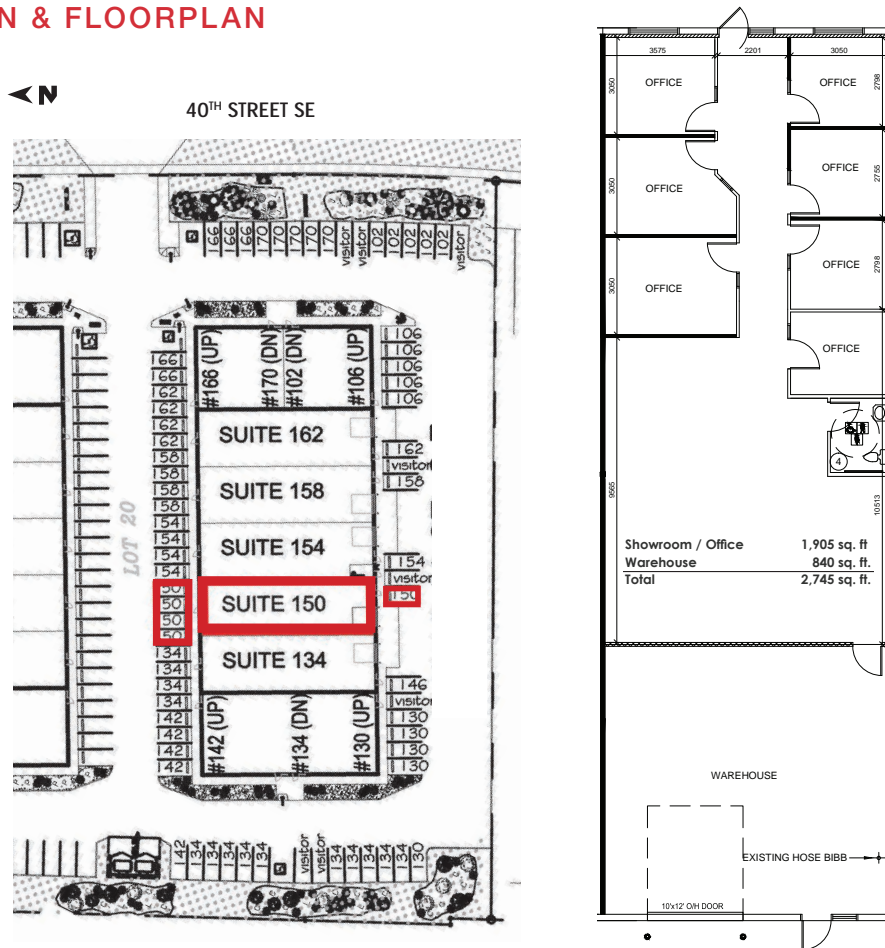


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**SITE PLAN & FLOORPLAN**



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**STRATEGIC LOCATION**

Located in Southeast Calgary, in the established Southbend Business Park, this site offers excellent visibility and access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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