



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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Sean Flathers Leasing & Marketing Director www.Telsec.ca



SOUTHBEND BUSINESS PARK



150, 12143 40 Street SE

> BROCHURE

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2,745 sq. ft.

Approximately 840 sf warehouse with 10' x 12' drive-in loading door and 14' clear ceiling height in the warehouse, with front office suite featuring seven offices, and an open work area.

- 5 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.37 per sq. ft. (est. for 2025)
- I-G zoning

DOUGLASDALE BUSINESS PARK



3122 - 114th Avenue S.E.

9,954 sq. ft.

4,977 sf office and warehouse with 12' x 12' drive-in loading door and 13' clear ceiling height in the warehouse. Twelve private office suites, full kitchen with patio access and boardroom in the office.

- 22 assigned parking stalls available
- Op. Costs & Property Taxes \$7.04 per sq. ft. (est. for 2025)
- I-C zoning
- Available December 2025

HORTON ROAD



A2, 9805 Horton Road SW

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 April 2026

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