



# **TELSEC PROPERTY CORPORATION**

#200, 3595 114 Ave SE, Calgary, AB

**PREPARED BY: Lisa Ha** Leasing Associate APPROVED BY:

Sean Flathers Leasing & Marketing Director www.Telsec.ca



# SOUTHBEND BUSINESS PARK







# 111, 11929 40 Street SE

#### 1,634 sq. ft.

±600 sf warehouse featuring a drive-in loading door and 16' clear ceiling height, with ±1,034 sf of office/ showroom space, including a reception and showroom area, and two offices.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.45 per sq. ft. *est. for 2025*)
- Available December 2025

# 103, 11929 40 Street SE

# 1,550 sq. ft.

 $\pm$ 527 sf warehouse with a drive-in loading door and 16' clear ceiling height, with  $\pm$ 1,023 sf of office/showroom space featuring a reception/showroom area, print/file storage room, and three offices.

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

# 131, 11929 40 Street SE

## 1,627 sq. ft.

 $\pm$ 553 sf warehouse with 12' x 12' loading door and  $\pm$ 1,074 sf of office/showroom space featuring 2 offices, boardroom, sales area and reception.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.45 per sq. ft. (est. for 2025)
- Available February 2026

> BROCHURE

> BROCHURE

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# **HORTON ROAD**



# A2, 9805 Horton Road SW

#### > BROCHURE

# 2,184 sq. ft.

2,184 sf warehouse with one office with 12' x 12' front 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*) (includes water and gas)
- I-G zoning
- Available April 2026

# DOUGLASDALE BUSINESS PARK



# 3122 - 114th Avenue S.E.

**CONDITIONALLY LEASED** 

> BROCHURE

### 9,954 sq. ft.

Standalone flex/industrial/office building featuring  $\pm 2,568$  sf warehouse, HVAC throughout, full kitchen with patio, large boardroom, flexible office space, and lower-level washroom with shower.

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



# 150, 12143 40 Street SE

# > BROCHURE

# ±2,745 sq. ft.

High-quality office, showroom and flex space, featuring seven offices , large open showroom and 840 sf warehouse with 10'x12' drive-in door and 14' clear ceiling height in warehouse.

- 5 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.37 per sq. ft. (*st. for 2025*)

# **EASTLAKE BUSINESS PARK**



# 333, 4615 112 Avenue SE

# 3,254 sq. ft.

Approximately 900 sf warehouse with 12' x 14' overhead loading door, with spacious 2-level front Office/ Showroom featuring 6 offices, reception, boardroom and server/copy room spread across 2 levels.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.90 per sq. ft. (est. for 2025)
- 100amp, 208 120V, 3 phase
- Available February 2026

# 133, 4615 - 112th Avenue SE

#### > BROCHURE

### 1,834 sq. ft.

475 sf warehouse with 12' x 12' drive-in loading door with versatile office/showroom space featuring 3 offices, meeting room, reception/display area, and 475 sq. ft. warehouse with 12'x12' drive-in loading door.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.90 per sq. ft. est. for 2025)
- Available February 2026

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> BROCHURE