



# **TELSEC PROPERTY CORPORATION**

#200, 3595 114 Ave SE, Calgary, AB

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Leasing & Marketing Director

www.Telsec.ca



### SOUTHBEND BUSINESS PARK



#### 111, 11929 40 Street SE

> REQUEST FOR INFO

#### 1,634 sq. ft.

 $\pm$ 600 sf warehouse featuring a drive-in loading door and 16' clear ceiling height, with  $\pm$ 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. *\( \xi\_{\text. for 2025 \)*
- Available December 2025



#### 131, 11929 40 Street SE

#### **CONDITIONALLY LEASED** > REQUEST FOR INFO

### 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 2025



### 132, 11979 40 Street SE

**NEW LISTING** 

> BROCHURE

### 1,413 sq. ft.

Corner unit comprising of  $\pm 362$  sf warehouse with 10' x 12' loading door and  $\pm 1,051$  sf of office/showroom space featuring an open floor plan. Can be combined with unit 128 for a total of 2,826 sq. ft.

- 2 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.42 per sq. ft. (est. for 2025)
- Available February 2026



### 1,413 sq. ft.

 $\pm 334$  sf warehouse with 10' x 12' loading door and  $\pm 1,051$  sf of office/showroom space featuring open floor plan and one office and one boardroom. Can be combined with unit 132 for a total of 2,826 sq. ft.

- 2 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.42 per sq. ft. (est. for 2025)
- Available February 2026



#### 150, 12143 40 Street SE

#### **LEASED**

### ±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. (est. for 2025)

### **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**



#### 3504 - 114th Avenue S.E.

> BROCHURE

#### 3,488 sq. ft.

Well-configured bay offers a functional layout with office/showroom space at the front and warehouse at the rear, making it ideal for a variety of light industrial, service and distribution users.

- 8 assigned parking stalls available
- Op. Costs & Property Taxes \$8.32 per sq. ft. (est. for 2025)
- I-C zoning
- Available January 2026

### **EASTLAKE BUSINESS PARK**



#### 333, 4615 112 Avenue SE

#### **CONDITIONALLY LEASED**

> BROCHURE

### 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