



Unit 128, 11979 40 St SE, Calgary, AB T2Z 4M3

PROPERTY OVERVIEW

NAI Advent is pleased to present the opportunity to lease Unit 128, a functional and well-maintained industrial bay located in Calgary's established East Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, the unit features a versatile warehouse space with a front office/showroom, rear grade-level loading, and ample on-site parking. The neighbouring Unit 132 — a highly visible corner bay — is also available and can be combined with Unit 128 to create a contiguous ±2,826 SF space. Just minutes from Deerfoot Trail, Glenmore Trail, and Stoney Trail, the property offers exceptional regional connectivity for service, distribution, and light industrial users. Strong area demographics, high nearby traffic counts, and a professionally managed setting make this a strategic choice for businesses seeking both efficiency and accessibility.

LEASE DETAILS

TOTAL SIZE	±1,413 SF
OFFICE/SHOWROOM	±1,079 SF (TBV)
WAREHOUSE	±334 SF (TBV)
LEASE RATE	Market
OP COST	\$4.02 PSF
PROPERTY TAX	\$4.44 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in Door (10' x 12')
CEILING HEIGHT	13' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	2 Assigned Stalls
OCCUPANCY	February 1, 2026

August 8, 2025

For more information,
please contact:



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Jamie Coulter, SIOR
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PROPERTY LOCATION



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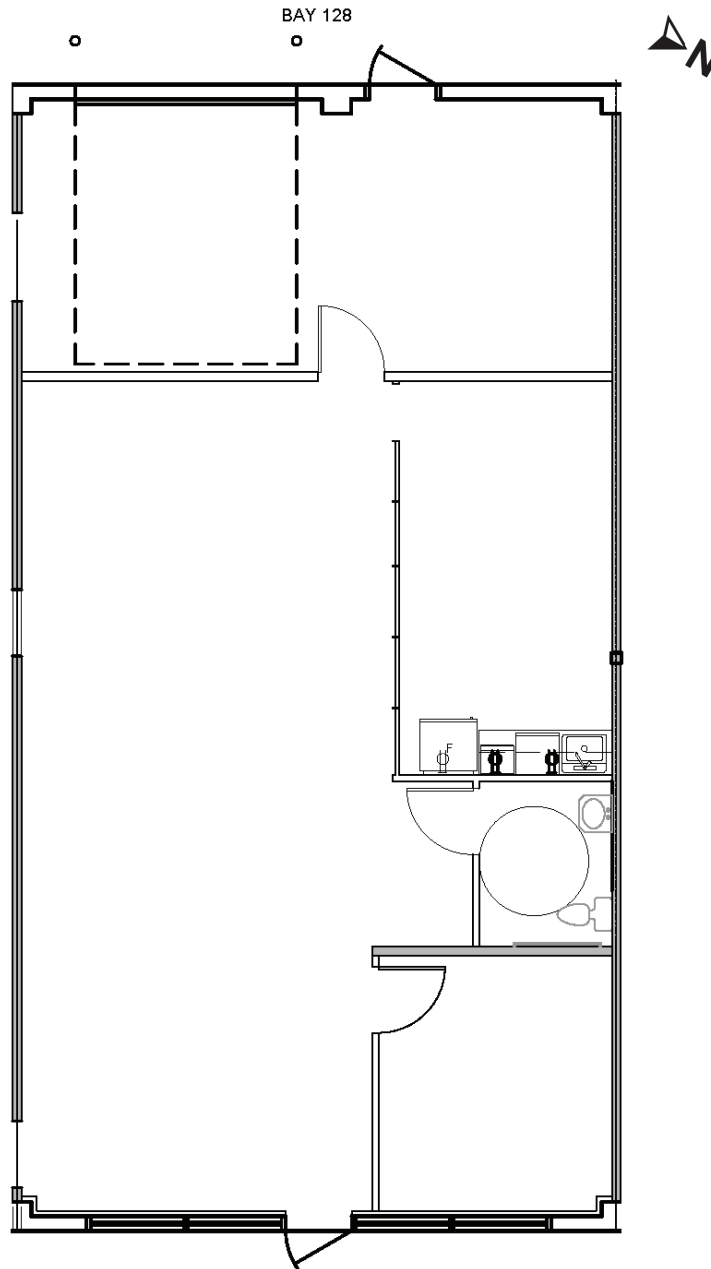


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FLOOR PLAN



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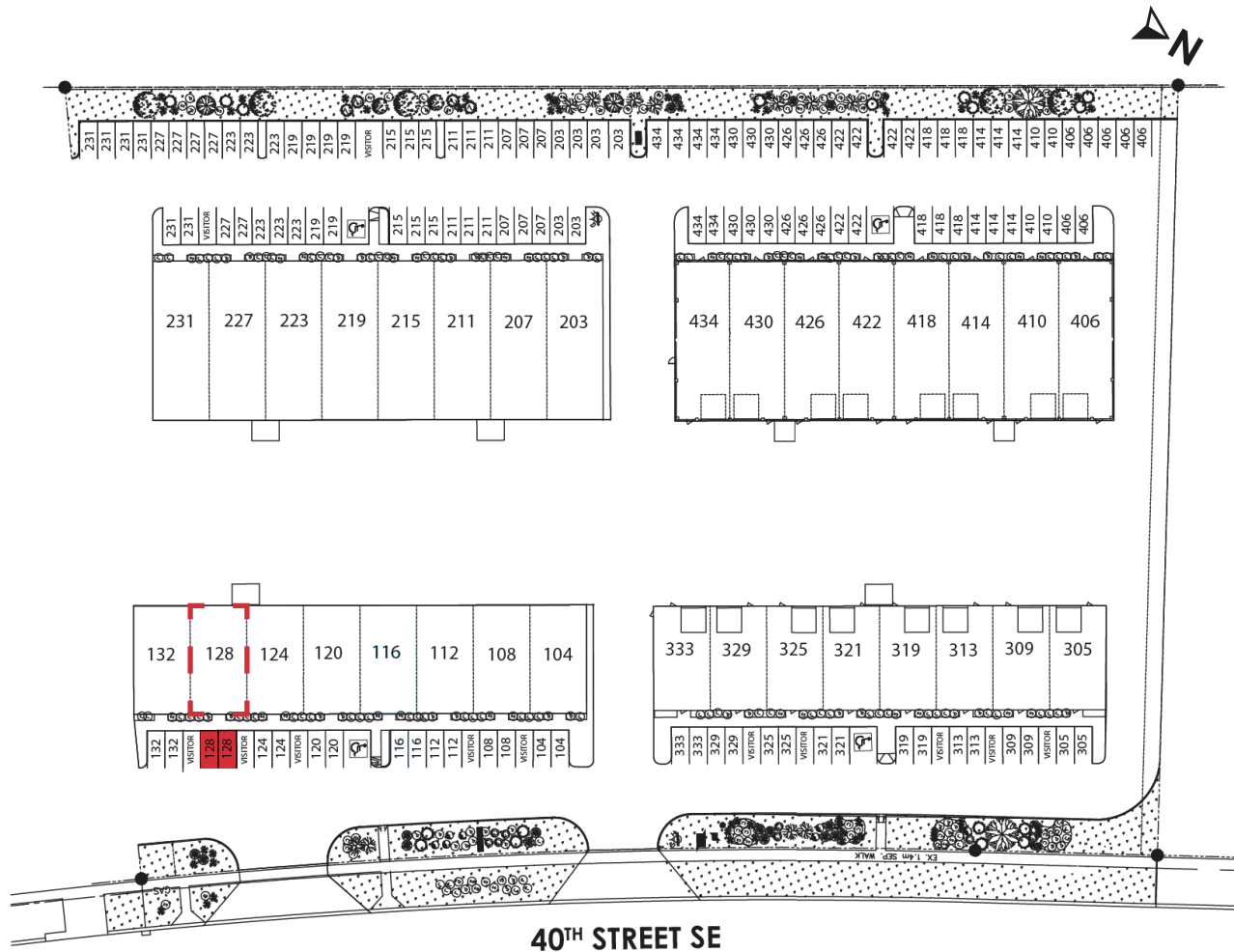
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SITE PLAN



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