



Unit 132, 11979 40 St SE, Calgary, AB T2Z 4M3

PROPERTY OVERVIEW

NAI Advent is pleased to present this lease opportunity, a well-maintained and highly visible corner bay located in Calgary's established East Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, the corner unit features a versatile warehouse space with a front office/showroom, rear grade-level loading, and ample on-site parking. 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.

The neighbouring Unit 128 is also available and can be combined with Unit 132 to create a contiguous ±2,826 SF space.

LEASE DETAILS

TOTAL SIZE	±1,413 SF
OFFICE/SHOWROOM	±1,051 SF
WAREHOUSE	±362 SF
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, 100A
PARKING	2 Assigned Stalls
OCCUPANCY	February 1, 2026

September 2, 2025

For more information,
please contact:



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PROPERTY LOCATION



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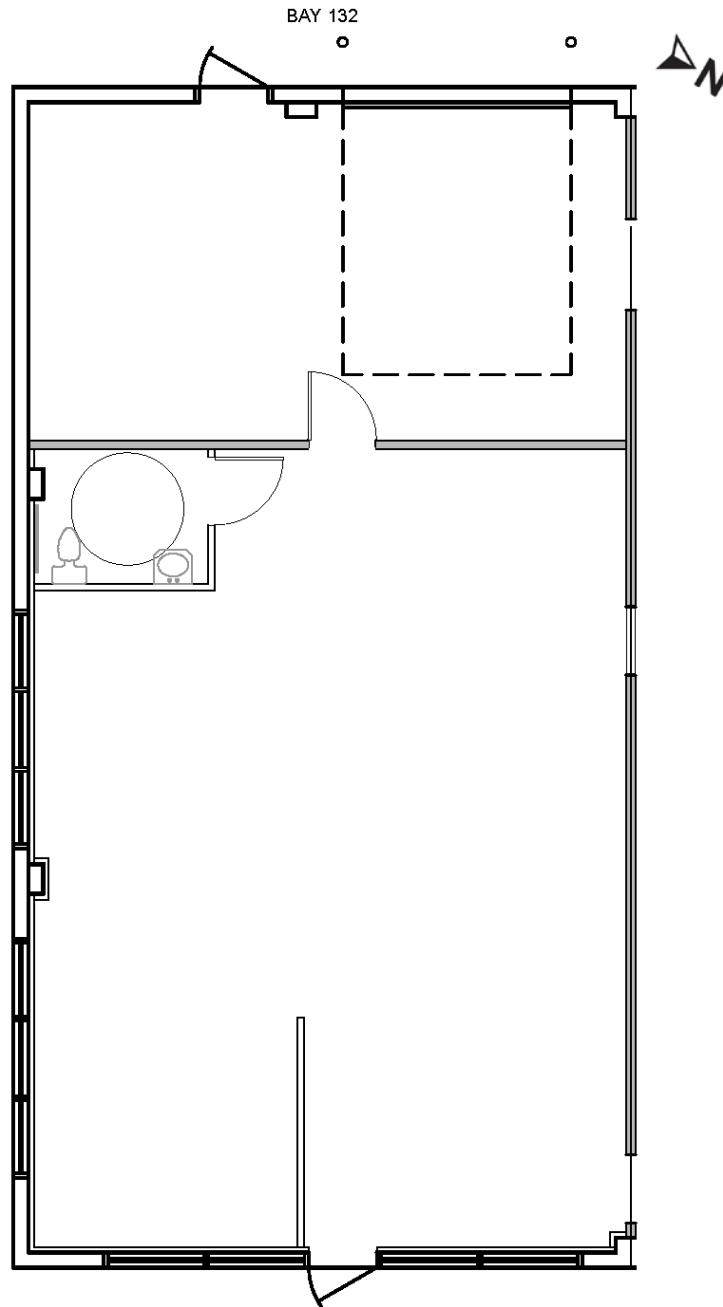


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FLOOR PLAN



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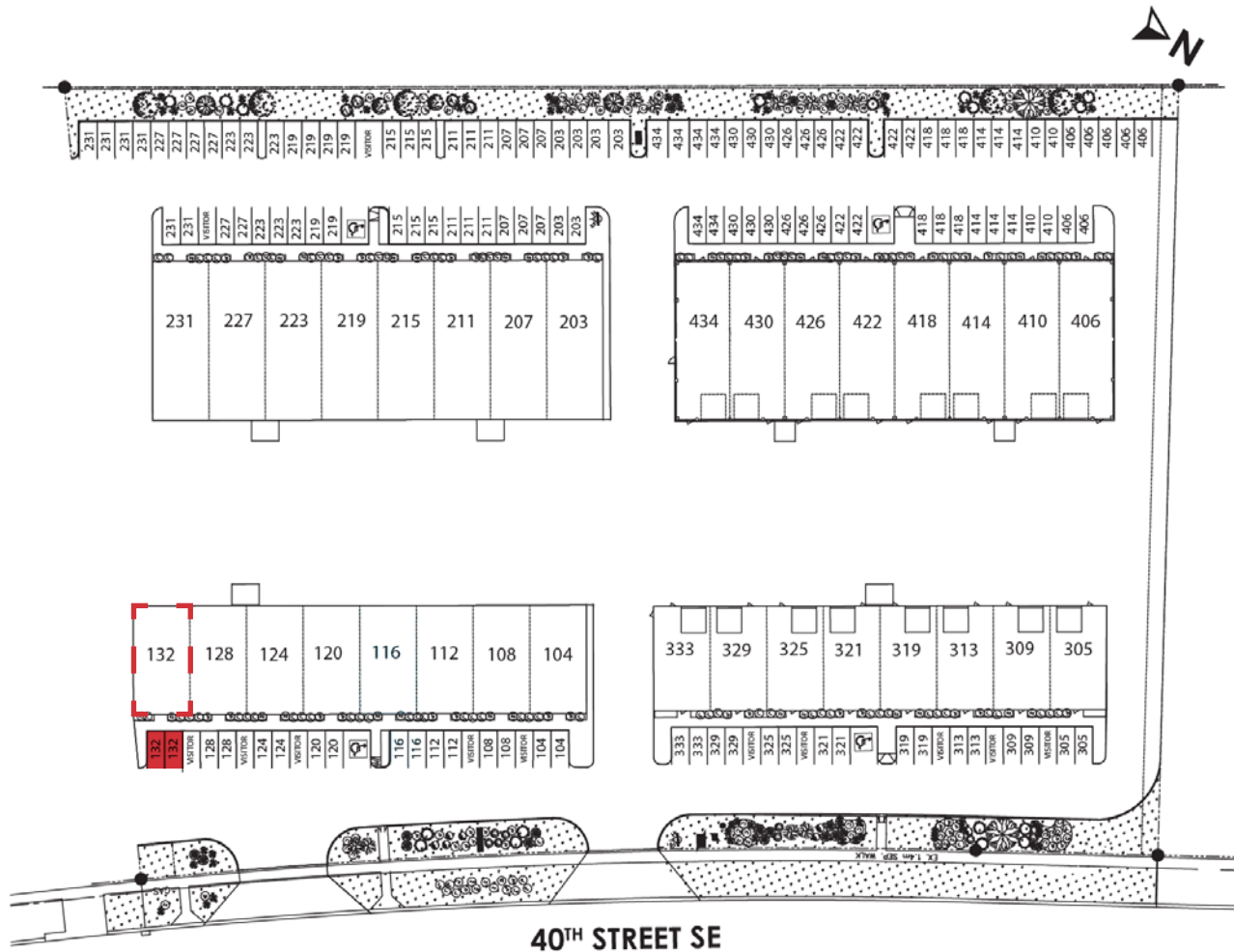
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SITE PLAN



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