



Flexible Showroom/Office Unit with Warehouse

Unit 210, 11929 40 St SE, Calgary, AB T2Z 4M8 | East Shepard Industrial

PROPERTY OVERVIEW

Located in Calgary's established East Shepard Industrial area, Unit 210 at Southbend Business Park offers a versatile ±1,808 SF bay ideally suited for small businesses, service providers, or light industrial. The space includes a functional showroom/office area in addition to a warehouse space with drive-in loading. Situated within Calgary's well-connected southeast industrial corridor, the property offers quick access to major routes including Deerfoot Trail, Glenmore Trail, Barlow Trail, and Stoney Trail. The location also benefits from plenty of convenient nearby amenities. Professionally developed and managed by Telsec Property Corporation, this unit is immediately available for occupancy.

LEASE DETAILS

AVAILABLE AREA	±1,808 SF
OFFICE/SHOWROOM	±703 SF
WAREHOUSE	±1,105 SF
LEASE RATE	Market
OP COST	\$4.55 PSF
PROPERTY TAX	\$4.90 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 drive-in door (12' x 12')
CEILING HEIGHT	16' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	3 Stalls
OCCUPANCY	Immediate

October 1, 2025

For more information,
please contact:



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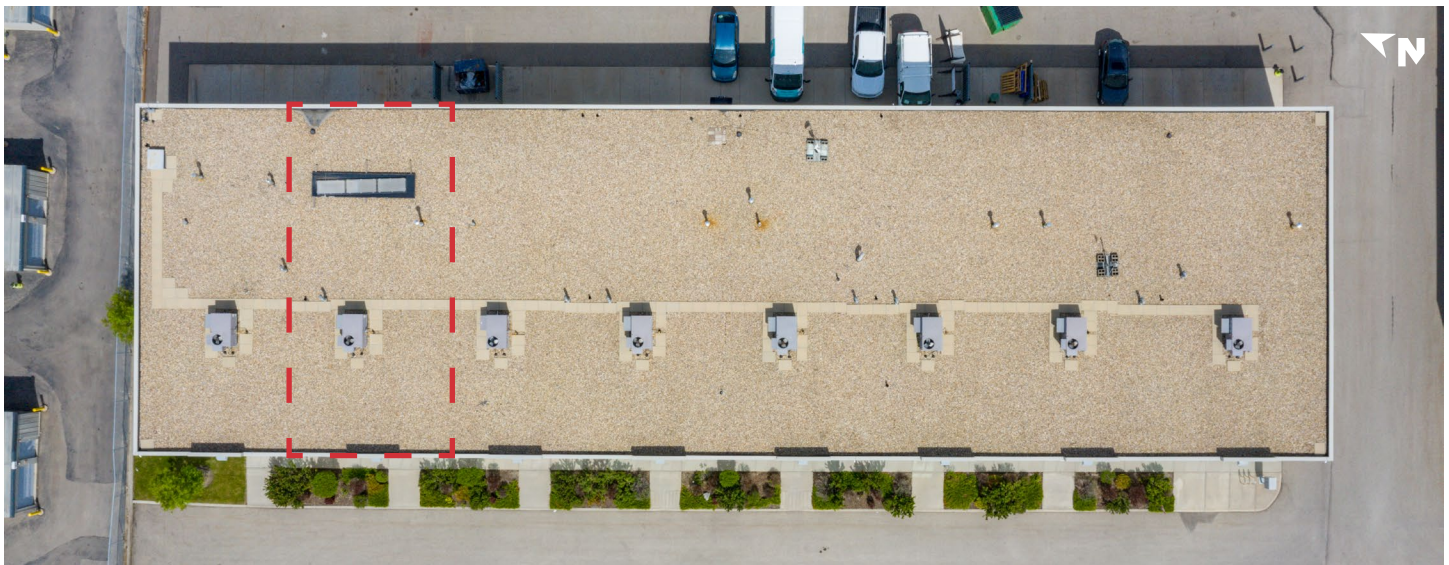


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PROPERTY LOCATION



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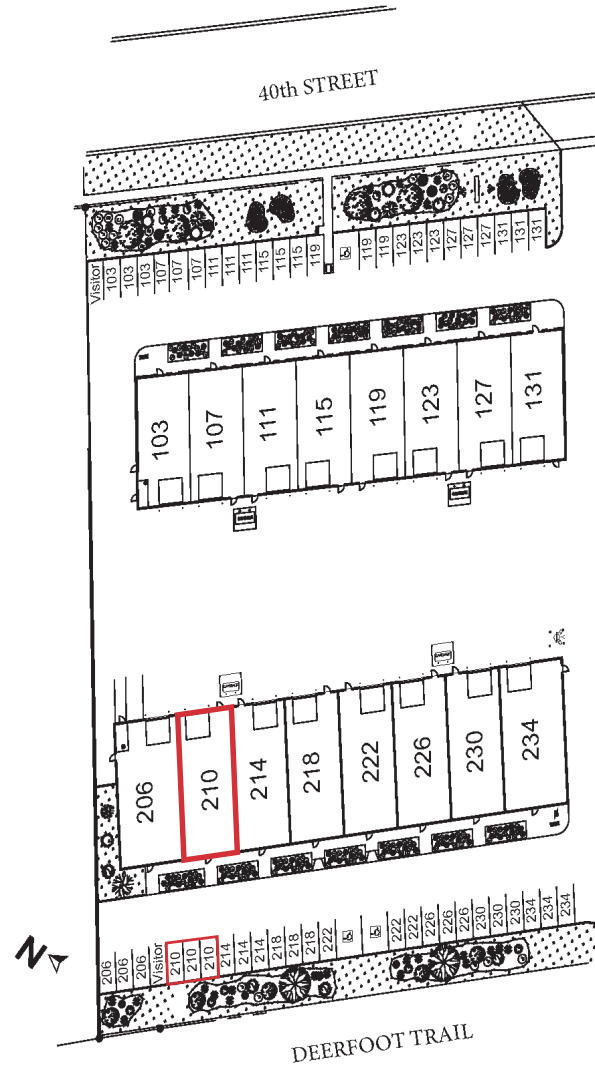
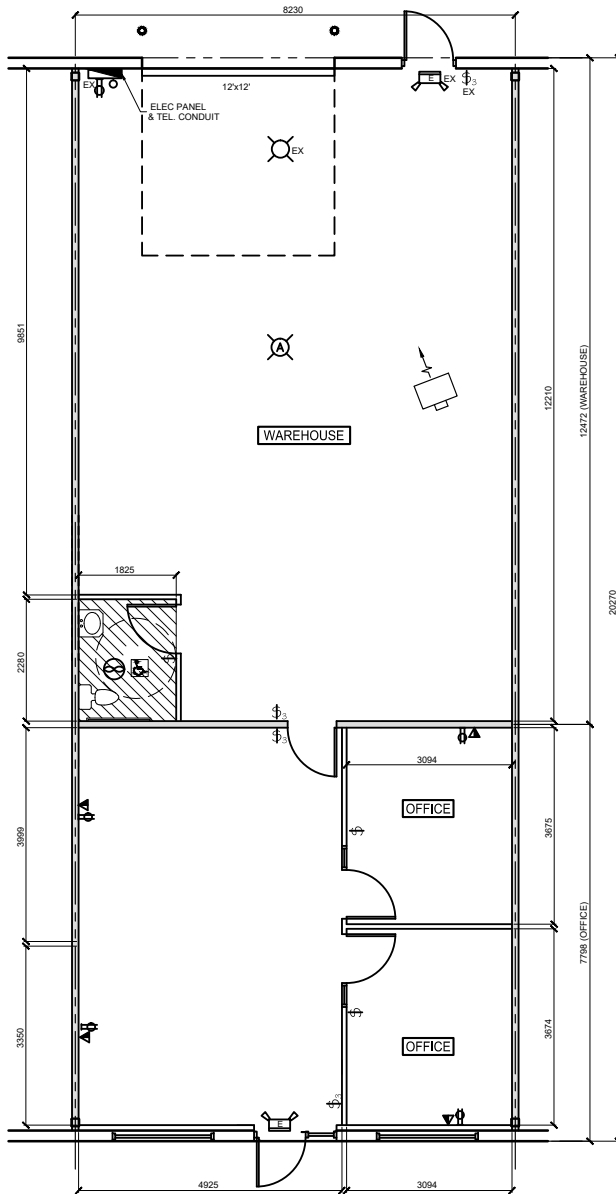


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FLOOR PLAN & SITE PLAN



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