

NOVEMBER 2025
**INDUSTRIAL
AVAILABILITY
REPORT**

DOUGLASDALE BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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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*

SOUTHBEND BUSINESS PARK



210, 11929 40 Street SE

LEASED

1,808 sq. ft.

±1,105 sq. ft. warehouse with 12' x 12' overhead drive-in door, with 16' clear ceiling height and ±700 sq. ft. of office/showroom area.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.45 per sq. ft. (*est. for 2025*)
- 100amp, 208 120V, 3 phase



111, 11929 40 Street SE

[> BROCHURE](#)

1,634 sq. ft.

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



128, 11979 40 Street SE

[> BROCHURE](#)

1,413 sq. ft. *(can be combined with Unit 132 below for ±2,826 sq. ft. contiguous space)

Well-maintained industrial bay with front office/showroom and ±334 sq. ft. warehouse.

- 2 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.46 per sq. ft. (*est. for 2025*)
- Available February 2026

SOUTHBEND BUSINESS PARK cont.



132, 11979 40 Street SE

[➤ BROCHURE](#)

1,413 sq. ft. *(can be combined with Unit 128 above for ±2,826 sq. ft. contiguous space)

Desirable corner bay with front office/showroom and ±362 sq. ft. warehouse.

- 2 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.46 per sq. ft. (*est. for 2025*)
- Available February 2026



36, 12204 40 Street SE

NEW LISTING

[➤ INQUIRE FOR MORE INFO](#)

2,517 sq. ft.

±1,216 sq. ft. warehouse with 12' x 12' overhead drive-in door, with 15' clear ceiling height and ±1,301 sq. ft. of office/showroom area.

- 6 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.08 per sq. ft. (*est. for 2025*)
- 100amp, 208 120V, 3 phase

EASTLAKE BUSINESS PARK



333, 4615 112 Avenue SE

CONDITIONALLY LEASED

[> BROCHURE](#)

3,254 sq. ft.

±900 sq. ft. warehouse with 12' x 14' overhead loading door, spacious 2-level front office/showroom featuring 6 offices, reception, boardroom and a server/copy room spread across 2 levels.

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



133, 4615 112 Avenue SE

LEASED

1,834 sq. ft.

±475 sq. ft. warehouse with 12' x 12 drive-in loading door and 14' clear ceiling height with spacious office/showroom area featuring multiple office suites, reception, and coffee counter.

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