

JANUARY 2026  
INDUSTRIAL  
AVAILABILITY  
REPORT



4615 - 112 AVE SE, EASTALKE BUSINESS PARK



## TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

[www.Telsec.ca](http://www.Telsec.ca)

PREPARED BY:  
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# DOUGLASDALE BUSINESS PARK



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

**LEASED**

**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



**36, 12204 40 Street SE**

**LEASED**

**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



**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)



**128, 11979 40 Street SE**

**CONDITONALLY LEASED**

[» 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**

**CONDITIONALLY LEASED**

[> BROCHURE](#)

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

Desirable corner bay with front office/showroom and  $\pm$ 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*

# EASTLAKE BUSINESS PARK



## 401, 4615 112 Avenue SE

**NEW LISTING**

[> INQUIRE FOR MORE INFO](#)

**3,248 sq. ft.**

±1,500 sq. ft. warehouse with 12' x 14' drive-in loading door and 22' clear ceiling height with showroom space on the main level and office on the second level.

- 7 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.90 per sq. ft. (est. for 2025)
- 70 amp @ 600 V with a step down transformer to 120/208V
- Available August 2026



## 425, 4615 112 Avenue SE

**NEW LISTING**

[> INQUIRE FOR MORE INFO](#)

**3,156 sq. ft.**

±1,000 sq. ft. warehouse with 12' x 14' drive-in loading door and 22' clear ceiling height. Design build opportunity for interior build out.

- 7 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.90 per sq. ft. (est. for 2025)
- 70 amp @ 600 V with a step down transformer to 120/208V
- Available September 2026



## 429, 4615 112 Avenue SE

**LEASED**

**3,254 sq. ft.** \*(can be combined with Unit 425 above for ±6,410 sq. ft. contiguous space)

±1,000 sq. ft. warehouse with 12' x 14' drive-in loading door and 22' clear ceiling height with spacious office/showroom area featuring multiple office suites on both main and second level.

- 7 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.90 per sq. ft. (est. for 2025)
- 70 amp @ 600 V with a step down transformer to 120/208V
- Available September 2026

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**TELSEC PROPERTY CORPORATION**