



PROPERTY OVERVIEW

- » Clean, efficient ±1,413 SF office/showroom/warehouse in the established East Shepard Industrial area.
- » Functional industrial bay suitable for a wide range of light industrial and service-oriented users.
- » 13 ft. clear ceiling height, clear-span warehouse design, and efficient workflow layout.
- » 10' x 12' drive-in overhead door with 70 ft. loading depth for easy vehicle access.
- » 100 amp, 208/120V, 3-phase electrical service supporting light industrial equipment.
- » Assigned on-site parking with additional street parking available for employees and visitors.
- » Strategic location with direct access to Deerfoot Trail, Barlow Trail, and Stoney Trail, enabling excellent citywide and regional distribution.
- » Part of a well-maintained multi-tenant building, developed, owned, and managed by Telsec Property Corporation.

LEASE DETAILS

TOTAL SIZE	±1,413 SF
SHOWROOM/OFFICE	±609 SF
WAREHOUSE	±804 SF
LEASE RATE	Market
OP COST	\$4.20 PSF (2026)
PROPERTY TAX	\$4.51 PSF (2026)
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	April 2026

January 21, 2026

For more information,
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PROPERTY LOCATION



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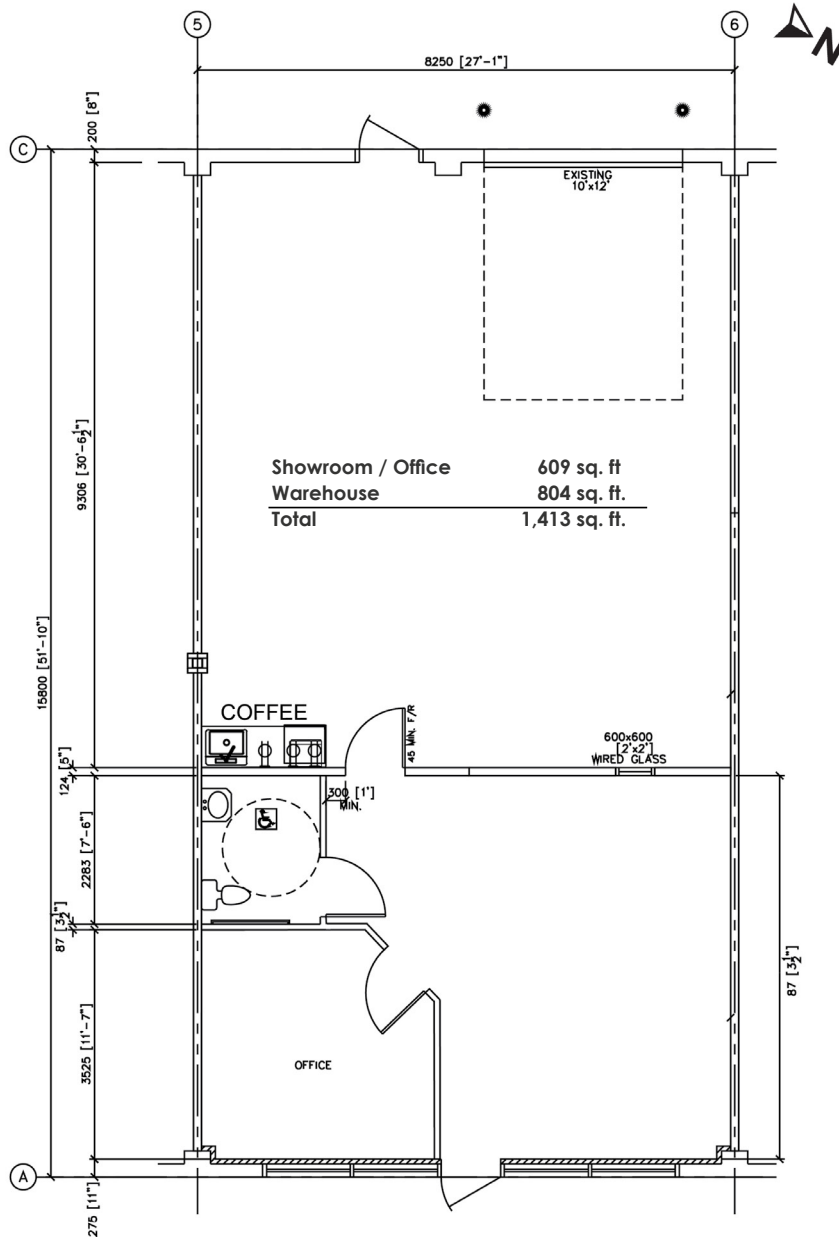


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FLOOR PLAN



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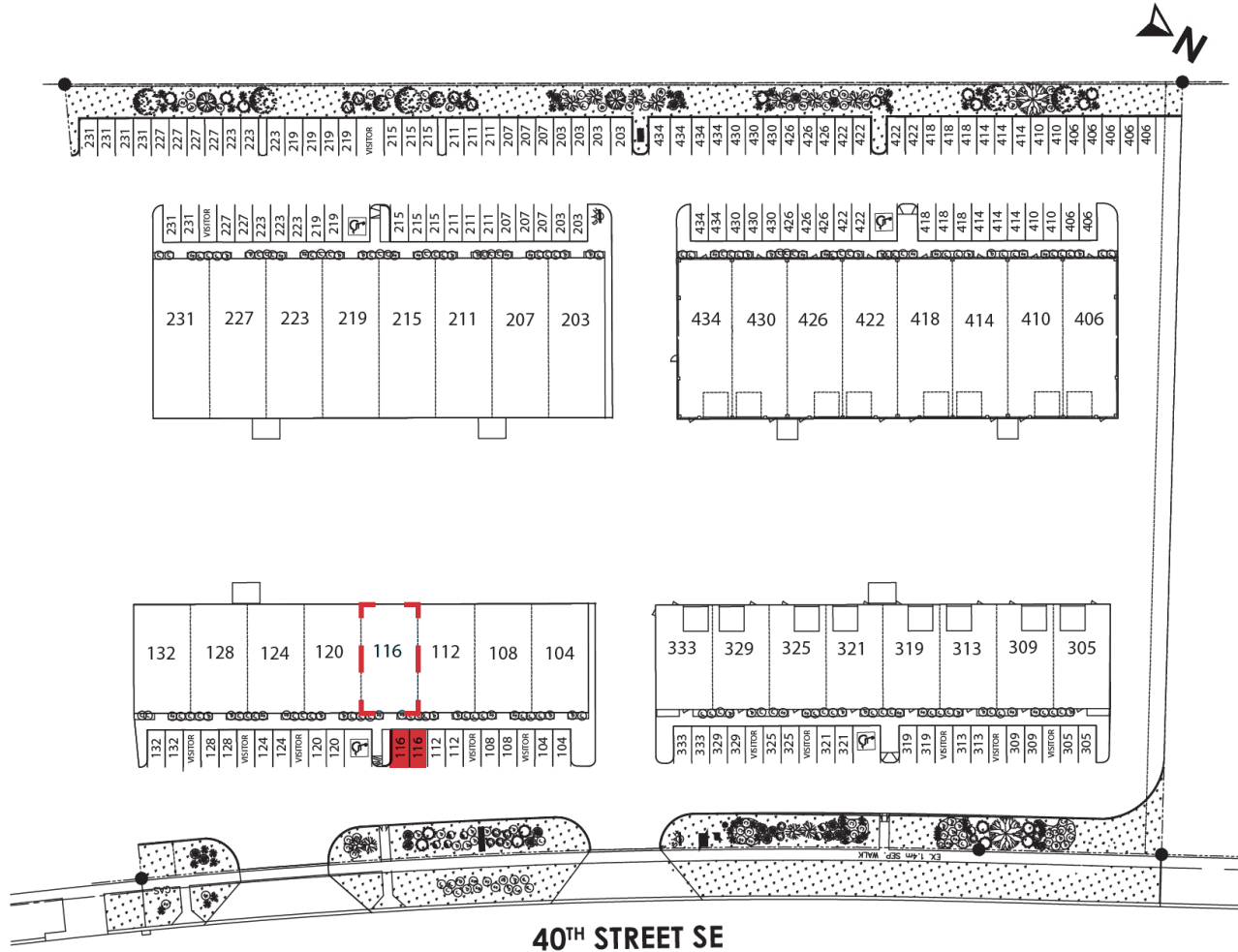
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SITE PLAN



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