



Industrial Flex Space

PROPERTY OVERVIEW

- » The space includes a beautiful, bright office area over 2 levels with lots of natural light.
- » Functional warehouse with floor drain and oversized loading door.
- » 7 assigned parking stalls and additional on-street parking available.
- » Pylon signage available on 114 Avenue SE.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Part of a well-maintained multi-tenant building, developed, owned, and managed by Telsec Property Corporation.

LEASE DETAILS

TOTAL AREA	±3,216 SF
WAREHOUSE	±1,442 SF
OFFICE MAIN FLOOR	±715 SF
OFFICE 2NF FLOOR	±1,059 SF
LEASE RATE	Market
OP COST	\$4.38 PSF (2026)
PROPERTY TAX	\$5.04 PSF (2026)
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-In Door (12' x 14')
CEILING HEIGHT	22' Clear (TBV)
POWER	208/120V, 3Phase, 100Amp
PARKING	7 Assigned stalls & street parking
OCCUPANCY	August 2026

January 15, 2026

For more information,
please contact:



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STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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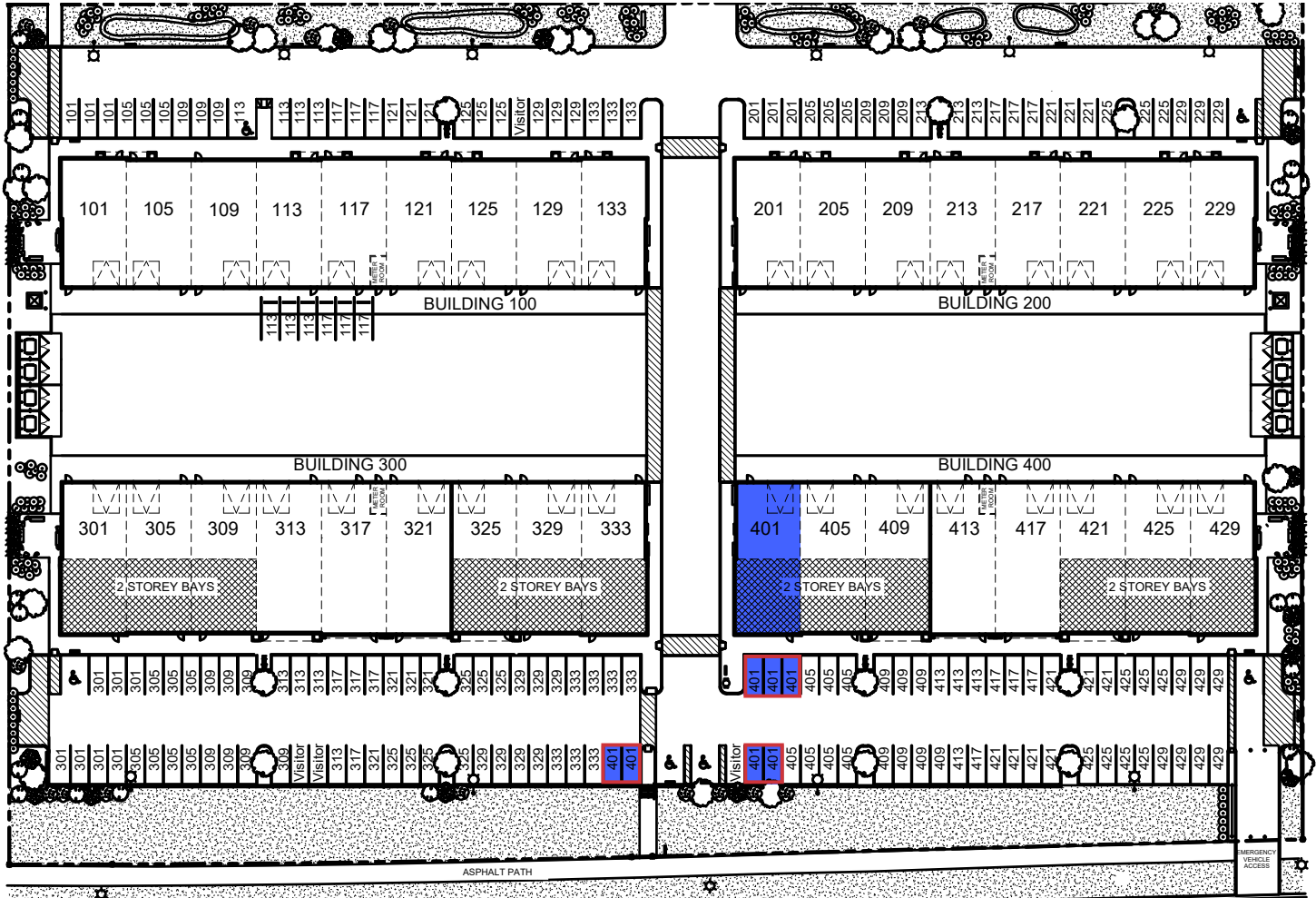


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PARKING PLAN



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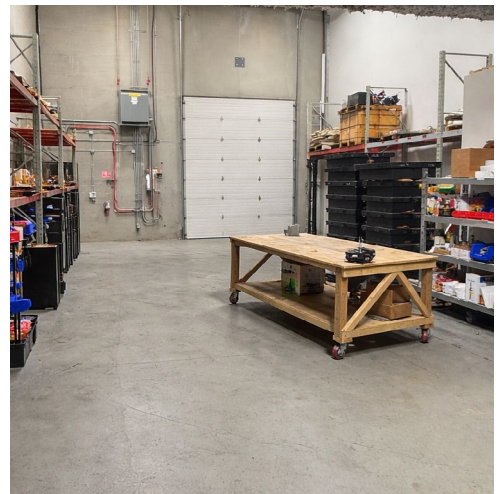
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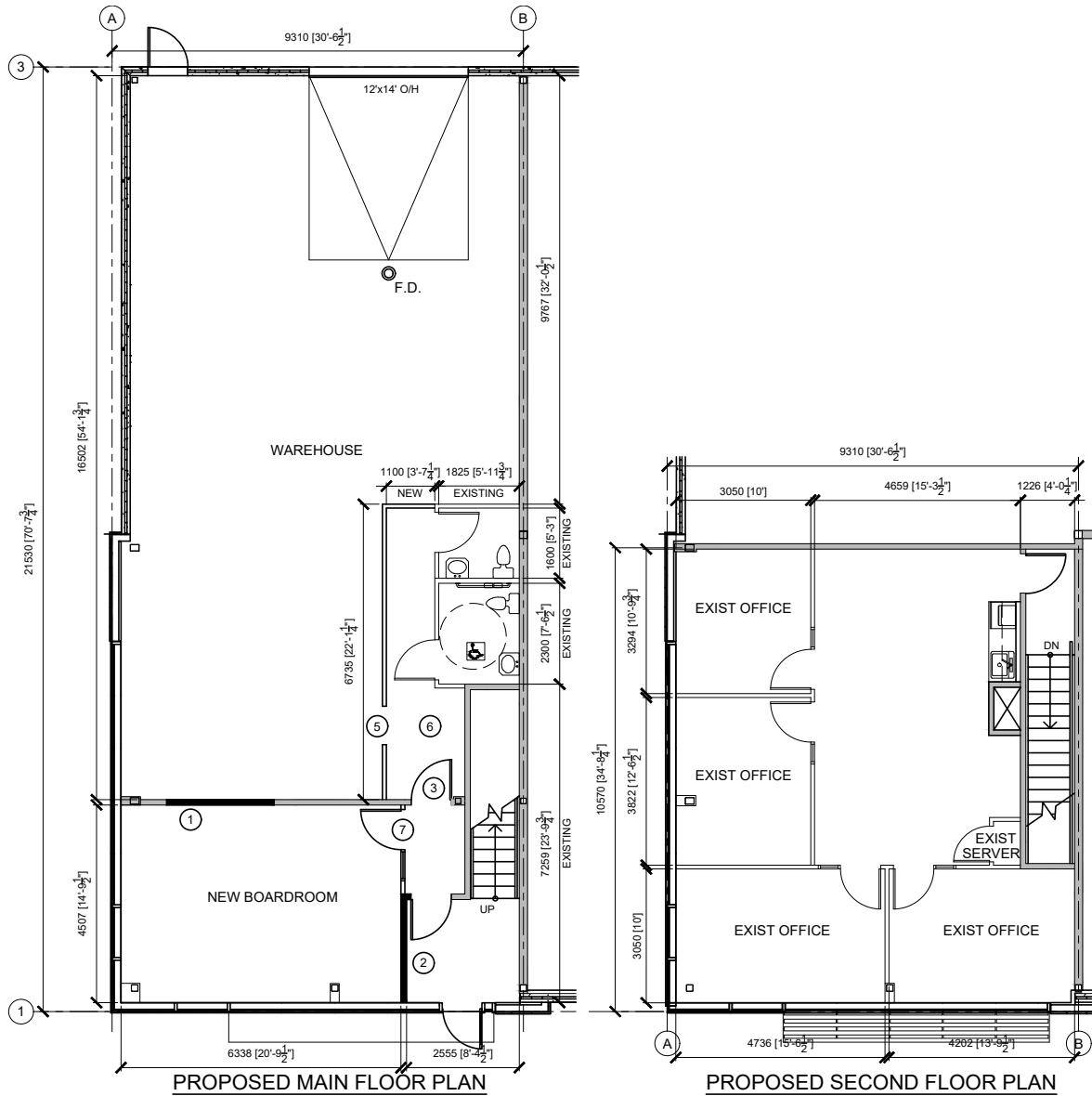


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FLOOR PLAN



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