

APRIL 2026 INDUSTRIAL AVAILABILITY REPORT



SOUTHBEND BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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SOUTHBEND BUSINESS PARK



108, 11979 40 Street SE

CONDITIONALLY LEASED

[> BROCHURE](#)

1,413 sq. ft. *(can be combined with Unit 112 below for $\pm 2,826$ sq. ft. contiguous space)

Well-maintained industrial bay with front office/showroom and ± 725 sq. ft. warehouse.

- 2 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.71 per sq. ft. (est. for 2026)
- Available September 2026



112, 11979 40 Street SE

[> BROCHURE](#)

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2070, 220 Manning Road NE **NEW LISTING**

[> BROCHURE](#)

1,822 sq. ft.

1,350 sf of main floor and 472 sf second floor with a 12' x 14' drive-in loading door and 22' clear ceiling height in open warehouse portion.

- Barrier free washroom, and storage room included in a portion under the mezzanine.
- Second floor open, finished work space.
- Operating Costs and Property Taxes: \$1,400.00 per month
- I-C zoning
- *Available August 2026*

EASTLAKE BUSINESS PARK



425, 4615 112 Avenue SE

LEASED

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 \$9.42 per sq. ft. (est. for 2026)
- 70 amp @ 600 V with a step down transformer to 120/208V
- Available September 2026



217, 221, 225, 4615 112 Avenue SE

> BROCHURE

5,425 sq. ft.

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

- 9 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.42 per sq. ft. (est. for 2026)
- 100 amp, 208/120V
- Available September 2026