

SEPTEMBER 2026 INDUSTRIAL AVAILABILITY REPORT



SOUTHBEND BUSINESS PARK



TELSEC PROPERTY CORPORATION

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DOUGLASDALE BUSINESS PARK



3140 - 114th Avenue SE

[> BROCHURE](#)

6,647 sq. ft.

3,272 sq. ft. of main floor office space consisting of a mix of private offices and open workspace with 3,375 sq. ft. of lower level warehouse space.

- 16 assigned parking stalls
- Op. Costs & Property Taxes \$7.48 per sq. ft. (est. for 2026)
- Drive-in loading door
- Available January 2027 - Ability to be combined with Unit 3130 (for up to 13,819 sq. ft.)



3150 - 114th Avenue SE

NEW LISTING

[> BROCHURE](#)

6,623 sq. ft.

6,002 sq. ft. of main floor office space consisting of flexible office configurations with high quality finishes and 621 sq. ft. of warehouse space.

- 24 assigned parking stalls
- Op. Costs & Property Taxes \$7.35 per sq. ft. (est. for 2026)
- Drive-in loading door
- Available Summer 2027



107 & 207, 11505 - 35th Street SE

NEW LISTING

[> BROCHURE](#)

6,072 sq. ft.

Mix of office and warehouse consisting of 1,783 sq. ft. of main floor office space, 1,297 sq. ft. of second floor office space and 2,992 sq. ft. of warehouse space.

- 11 assigned parking stalls
- Op. Costs & Property Taxes \$12.18 per sq. ft. (est. for 2026)
- Drive-in loading door and dock loading door
- Available April 2027

EASTLAKE BUSINESS PARK



217, 221, 225, 4615 112 Avenue SE

[> BROCHURE](#)

5,425 sq. ft.

±1,000 sq. ft. warehouse with a spacious office/showroom area featuring multiple private offices. Warehouse features include two 12' x 12' drive-in loading doors and 14' clear ceiling height.

- 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 electrical service x 3
- *Available September 2026*

MANNING HEIGHTS



2070, 220 Manning Road NE

[> BROCHURE](#)

1,822 sq. ft.

1,350 sq. ft. of main-floor warehouse space, plus a 472 sq. ft. second-floor open, finished workspace. Features include a 12' x 14' drive-in loading door, 22' clear ceiling height, a barrier-free washroom, and additional storage beneath the mezzanine.

- Operating Costs and Property Taxes: \$1,400.00 per month
- I-C Zoning
- *Available February 2027*