



OCTOBER 2026 INDUSTRIAL AVAILABILITY REPORT

SOUTHBEND BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:
Lisa Ha
Leasing Associate

APPROVED BY:
Sean Flathers
Leasing & Marketing Director

www.Telsec.ca



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

CONDITIONALLY LEASED

[> 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*

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*