NOVEMBER 2026

INDUSTRIAL AVAILABILITY REPORT

TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

www.Telsec.ca

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DOUGLASDALE BUSINESS PARK

3140 - 114th Avenue SE

> BROCHURE

6,647 sq. ft.

Industrial flex space featuring 3,375 sq. ft. of lower-level warehouse space and 3,272 sq. ft. of main-floor office space, comprising a mix of private offices and open workspace.

- 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 featuring flexible configurations and high-quality finishes, complemented by 621 sq. ft. of versatile warehouse space ideal for storage and operational needs.

- 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

221, 225, 4615 112 Avenue SE

> BROCHURE

3,617 sq. ft.

±727 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.

- 6 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes $9.42 per sq. ft. *(est. for 2026)*
- Two 100 amp panels, 208/120V electrical service
- *Available June 2027*

421, 4615 112 Avenue SE

NEW LISTING

> BROCHURE

3,183 sq. ft.

±1,012 sq. ft. of warehouse space complemented by open-concept office/showroom areas on both the main and second floors, offering abundant natural light. The warehouse features a 12' x 14' drive-in loading door and 22' clear ceiling height.

- 7 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes $9.42 per sq. ft. *(est. for 2026)*
- 200 amp, 208/120V electrical service
- *Available June 2027*

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*

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