



Office / Warehouse

317, 11979 - 40 STREET SE - 1,362 SF

PROPERTY HIGHLIGHTS

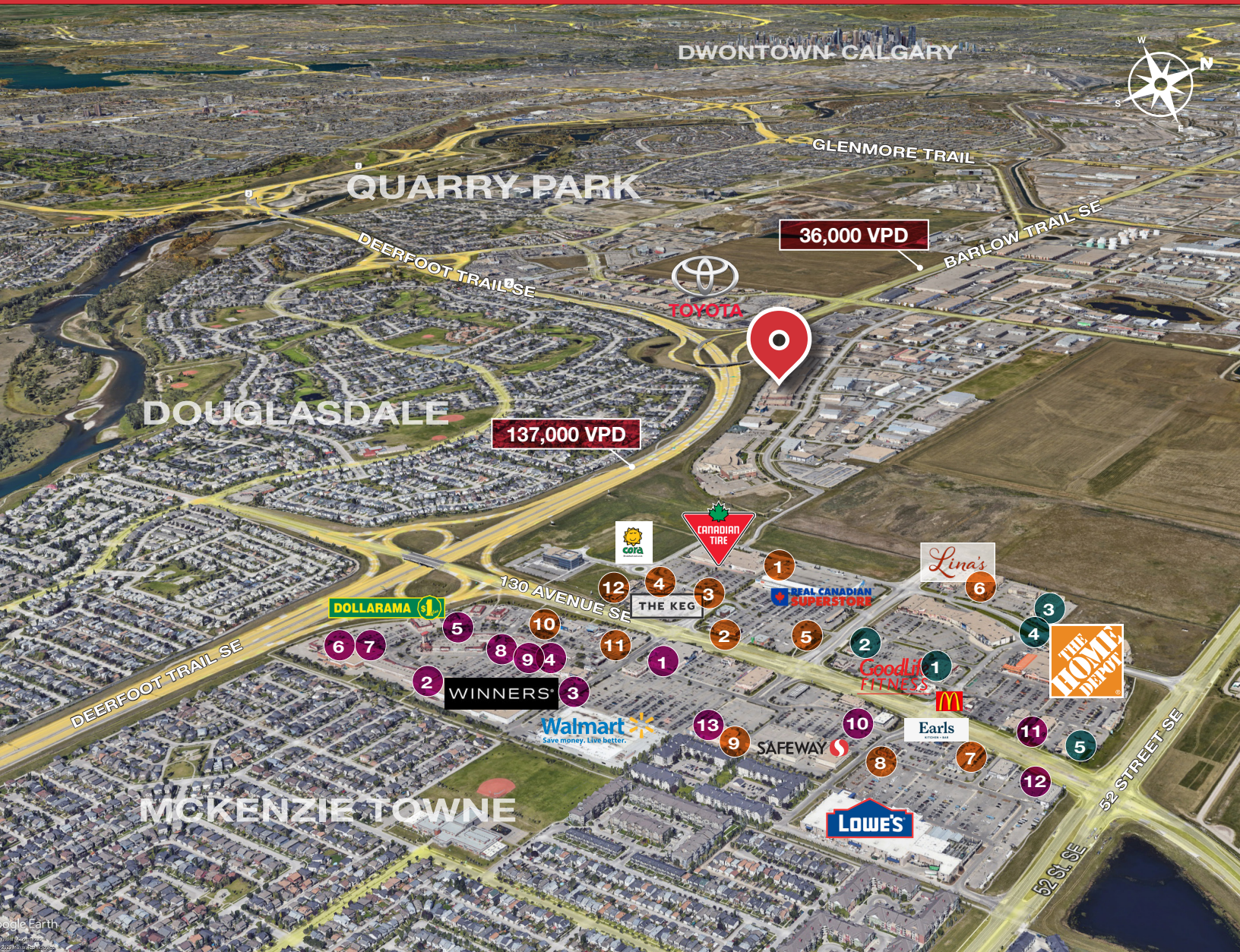
- » **1,362 SF** Office / Warehouse for Lease
- » 13' clear ceiling height in warehouse.
- » Includes 2 assigned parking stalls and additional on-street parking is available.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Very close to various restaurants and retail amenities as part of Shepard power centre & South Trail Crossing on 130 Ave SE.
- » Developed, owned and managed by Telsec Property Corporation
- » **Available immediately**

SPACE DETAILS

AVAILABLE AREA	1,362 SF
NET MONTHLY RENT	\$1,875 (16.52 per SF)
OP COST & PROPERTY TAX	\$7.63 per SF (est for 2023)
POWER	208/120V, 3phase, 100 amp
LEASE TERM	5 years
ZONING	I-G Light Industrial
CEILING HEIGHT	13' in warehouse (clear)
LOADING DOOR	1 Drive In - 12' x 12'



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SHEPARD CENTRE & SOUTH TRAIL CROSSING

Food, Drinks & Market

1. Bento Sushi
2. Costa Vida
3. The Burger's Priest
4. Karma Fine Indian Cuisine
5. Montana's
6. Lina's, Italian Supermercato
7. Five Guys
8. Toad 'n' Turtle Pubhouse & Grill
9. South St. Burger
10. Boston Pizza
11. Calavera Cantina
12. Kiro Sushi

Lifestyle & Recreation

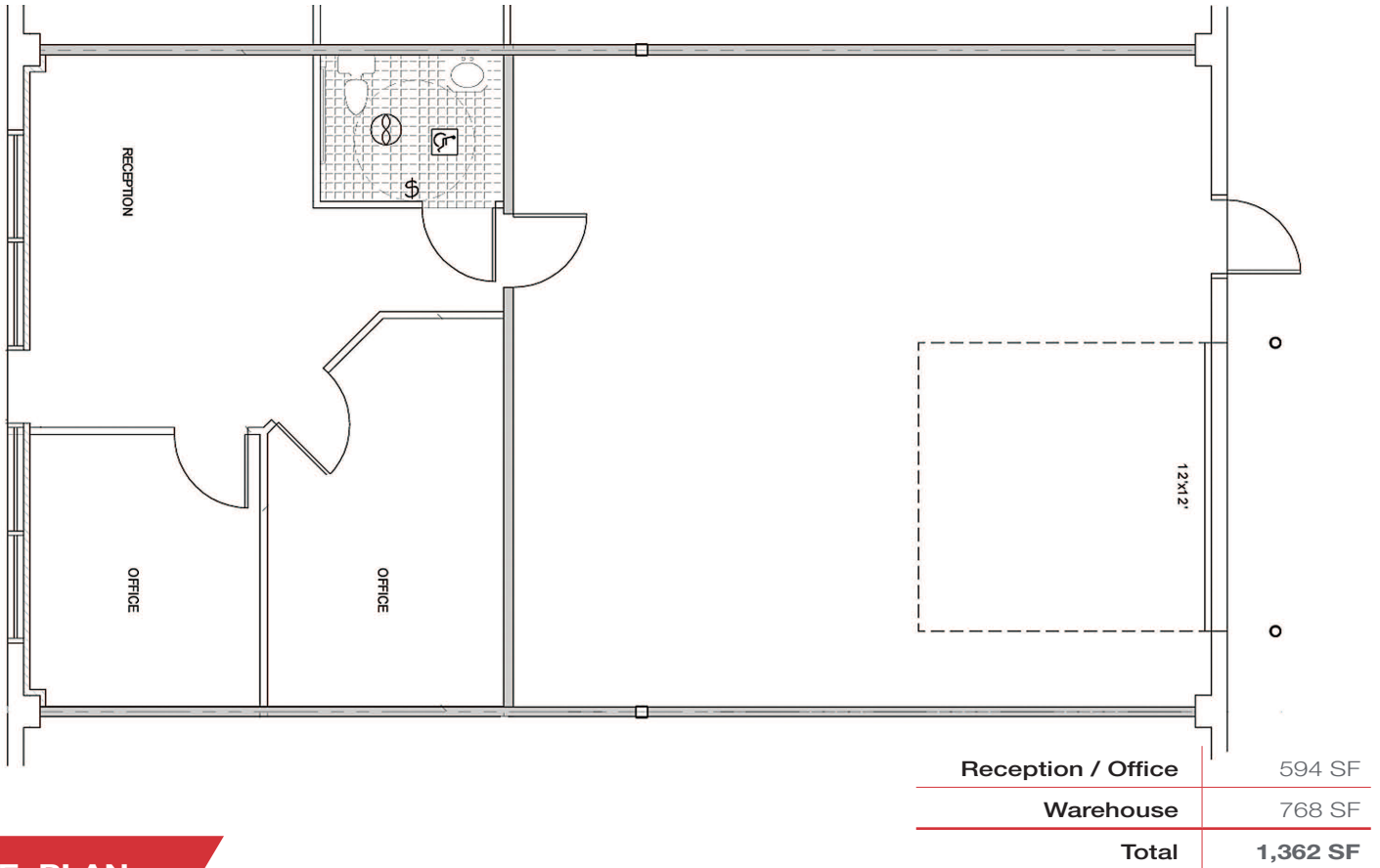
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

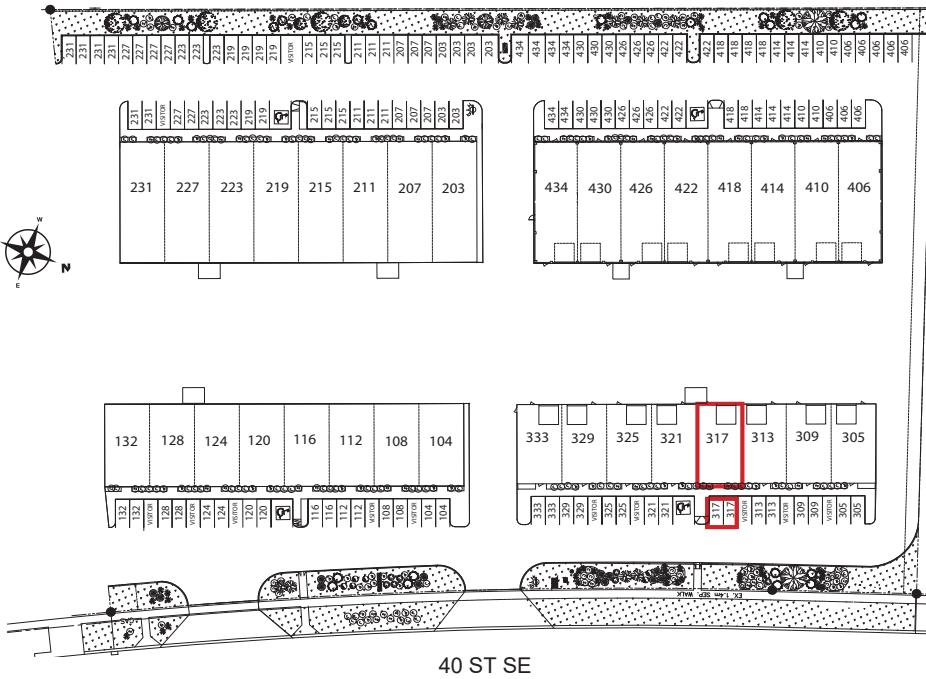
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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FLOOR PLAN



SITE PLAN



FOR LEASE

Southbend Business Park

317, 11979 - 40 STREET SE



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