



Office / Warehouse

40, 12204 - 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

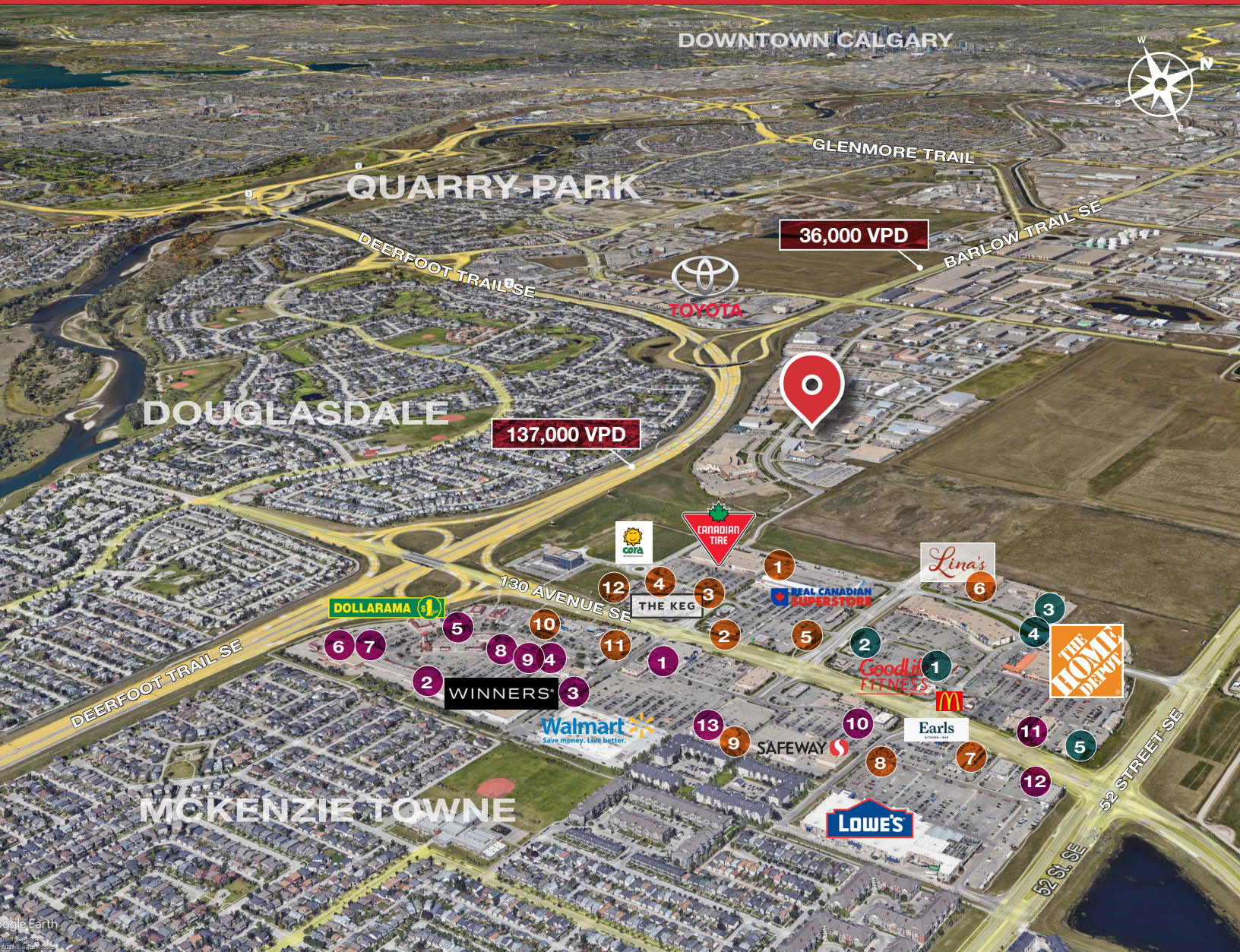
- » 2,543 sq. ft. of Office / Warehouse available for Lease
- » 15' clear ceiling height in Warehouse
- » 12' x 12' overhead drive in door and 38' loading depth
- » 6 assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney 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	2,543 SF
NET MONTHLY RENT	\$3,360 (\$16.00 per SF)
OP COST & PROPERTY TAX	\$8.52 per SF (est for 2023)
POWER	100 amp 208/120v 3 phase
LEASE TERM	5 years
ZONING	I-G Industrial General
CEILING HEIGHT	15' 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

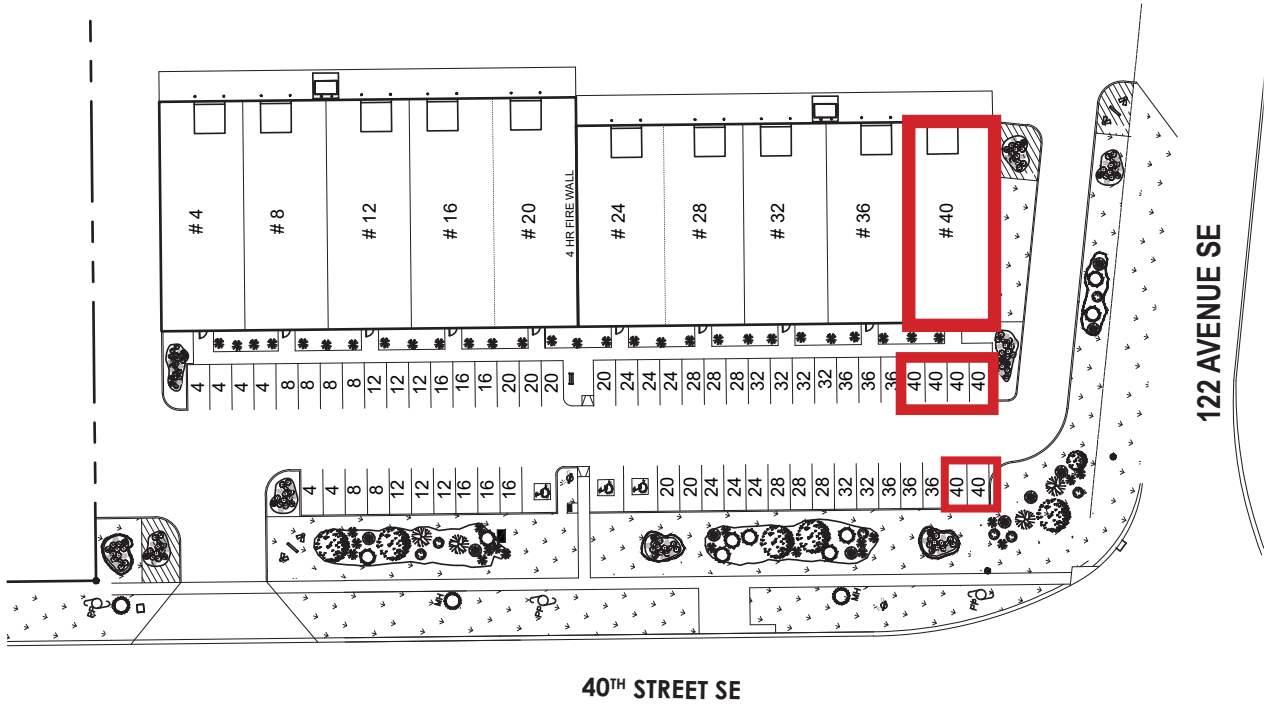
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

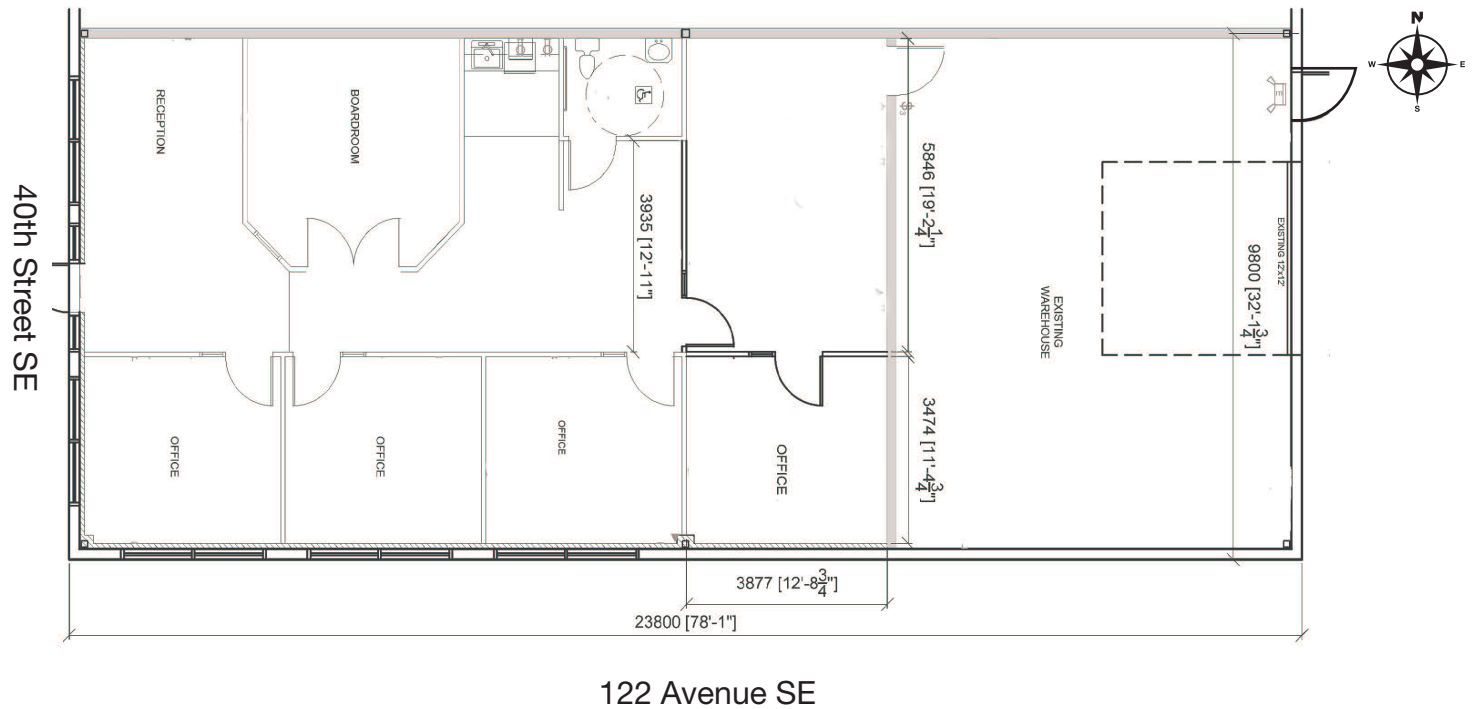
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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SITE PLAN



FLOOR PLAN



Office	1,793 SF
Warehouse	750 SF
Total	2,543 SF

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