



Office / Warehouse

127, 11929 40 STREET SE | CALGARY, AB - 1,632 SF

PROPERTY HIGHLIGHTS

- » **1,632 SF** Office / Warehouse for Lease
- » Located in the Southbend Business Park
- » Easy access to Deerfoot Trail, Glenmore Trail, Barlow Trail and the Stoney Trail Ring Road
- » 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 March 1, 2024**

SPACE DETAILS

AVAILABLE AREA	1,632 SF
LEASE RATE	\$16.50 PSF
OP COST & PROPERTY TAX	\$9.19 PSF
LEASE TERM	5 years
ZONING	I-G Industrial General
CEILING HEIGHT	TBV
LOADING DOOR	1 Drive In - 12' x 12'



FOR LEASE | 127, 11929 40 STREET SE



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

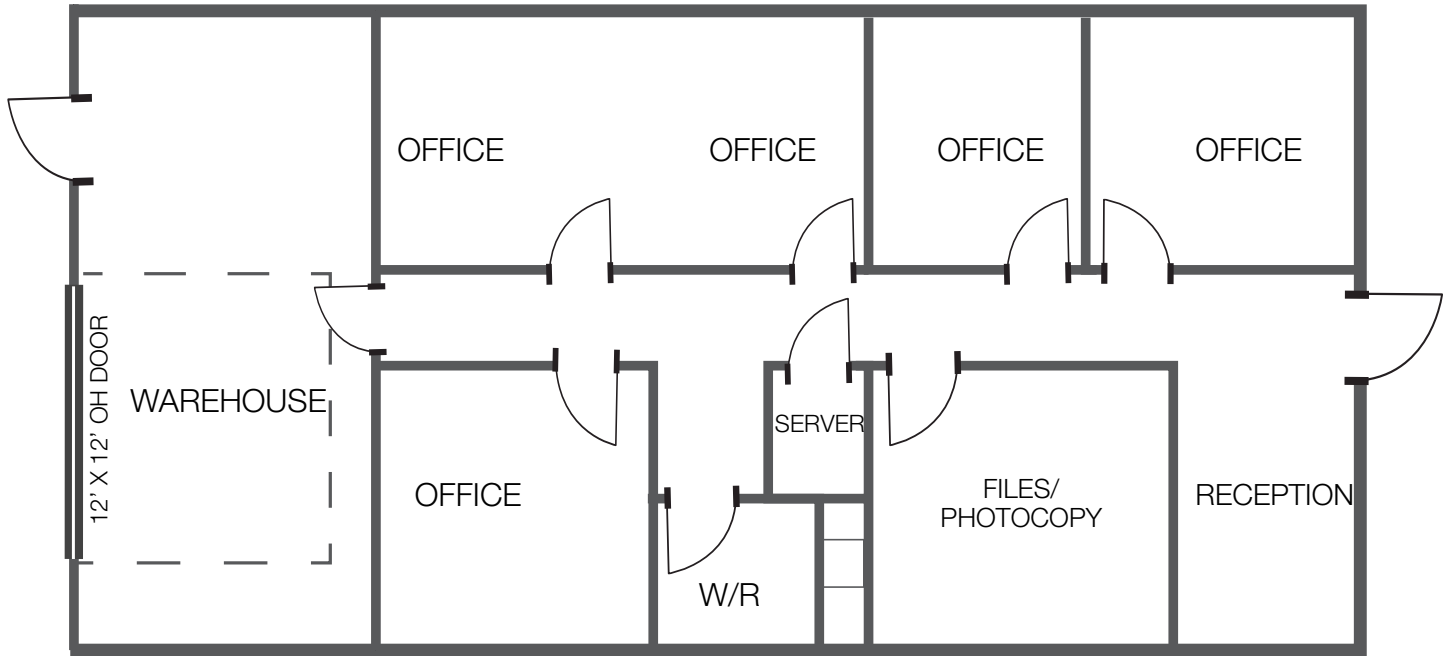
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

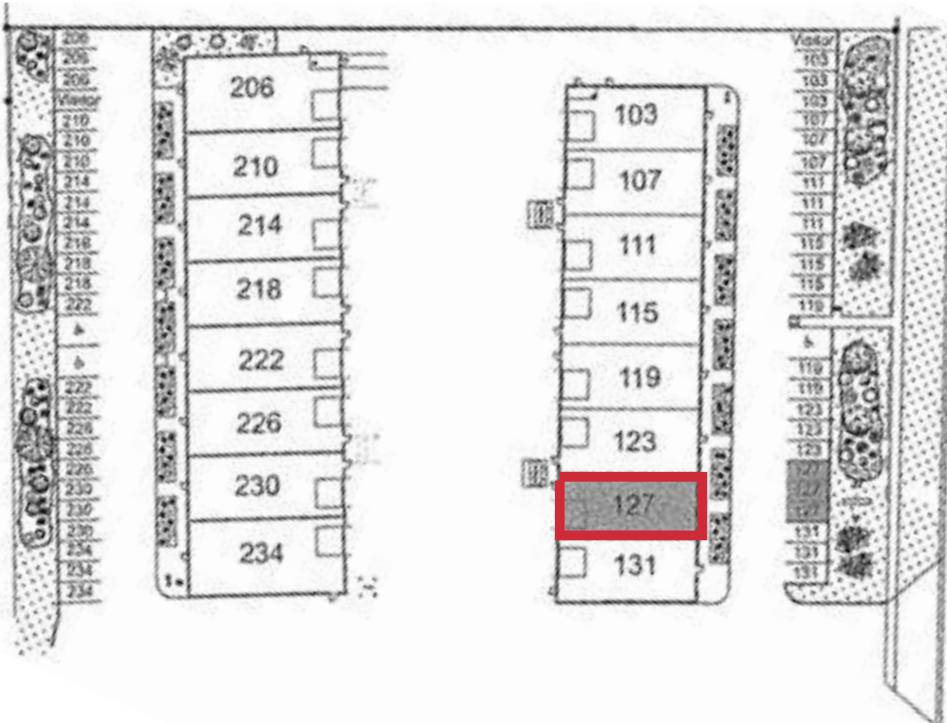
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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FLOOR PLAN



SITE PLAN



FOR LEASE

Southbend Business Park

127, 11929 40 STREET SE



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