



# **FOR LEASE**

Southbend Business Park 104, 11979 - 40 STREET SE



### **PROPERTY HIGHLIGHTS**

- » 1,337 SF Office / Showroom / Warehouse for Lease
- » 14' 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 May 1, 2024

### SPACE DETAILS

AVAILABLE AREA

LEASE RATE

**OP COST & PROPERTY TAX** 

LEASE TERM

ZONING

**CEILING HEIGHT** 

**LOADING DOOR** 

1,337 SF

\$16.50 per sq. ft.

\$8.22 per sq. ft.

5 years

I-G Light Industrial

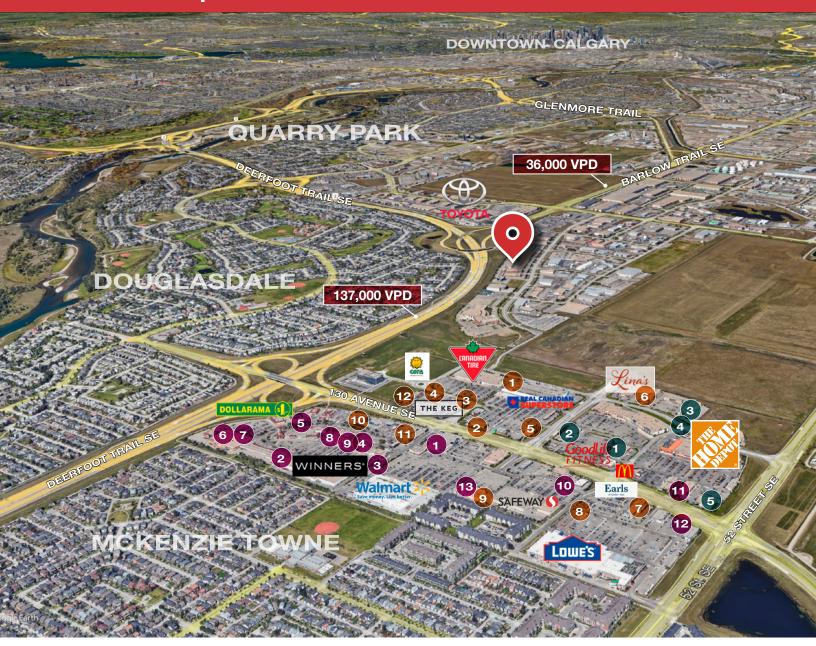
14' in warehouse (clear)

1 Drive In - 10' 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

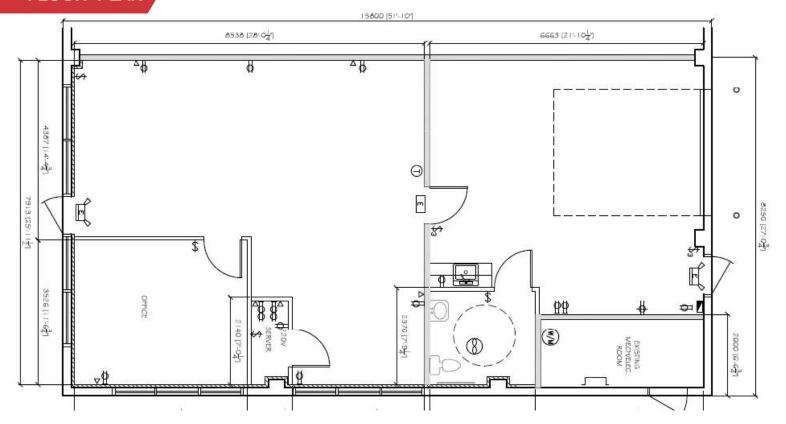




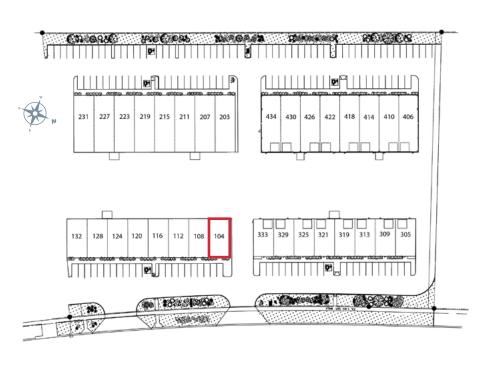


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# FLOOR PLAN



### SITE PLAN



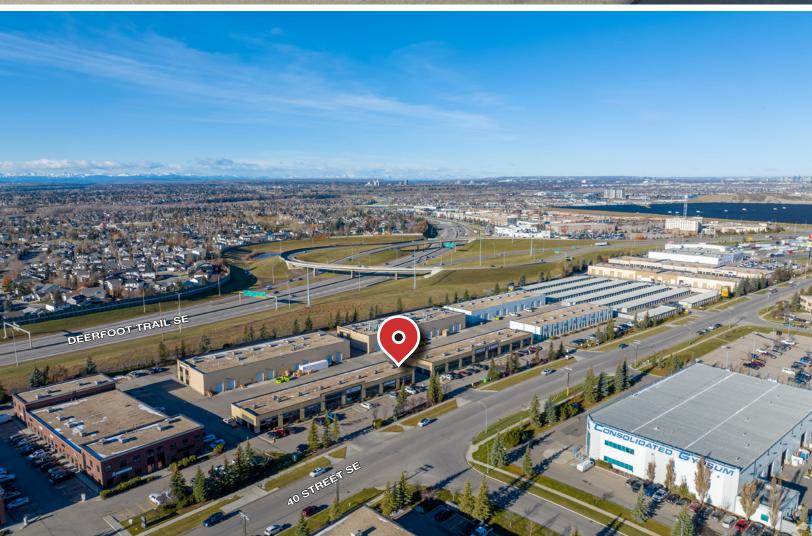












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