



# **FOR LEASE**

Southbend Business Park 12, 12204 - 40 STREET SE



# Showroom / Warehouse 12, 12204 - 40 Street SE | Calgary, AB

### **PROPERTY HIGHLIGHTS**

- » 2,885 sq. ft. of Warehouse available for Lease
- » 15' clear ceiling height in Warehouse
- » 100 amp 208/120v 3 phase
- » 12' x 12' overhead drive in door and 70' loading depth
- » 6 assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation

#### **SPACE DETAILS**

AVAILABLE AREA

**NET MONTHLY RENT** 

OP COST & PROPERTY TAX

LEASE TERM

ZONING

**CEILING HEIGHT** 

LOADING DOOR

2,885 SF

\$3,967

\$8.70 per sq. ft. (est for 2024)

5 years

I-G Industrial General

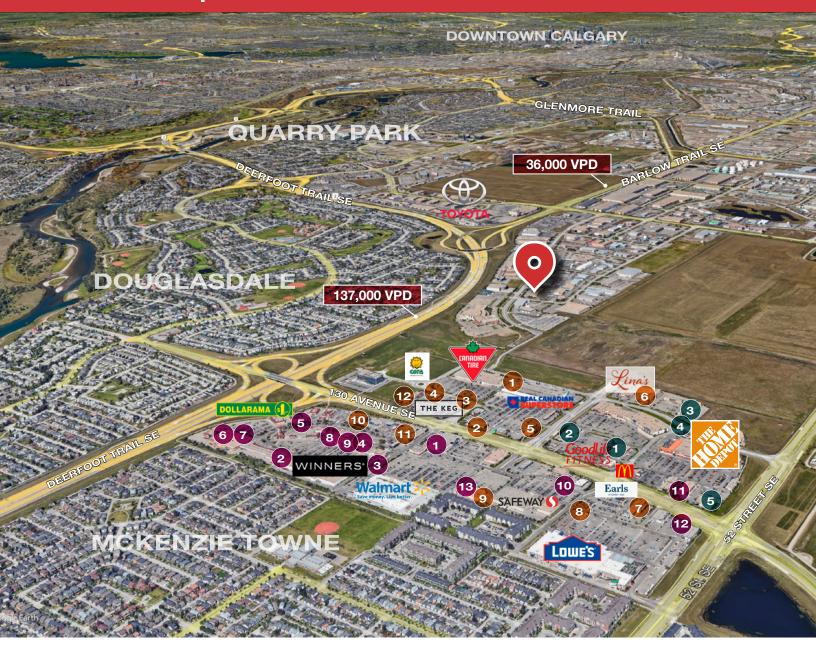
15' in warehouse (clear)

1 Drive In - 12' x 12'

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# **SHEPARD CENTRE & SOUTH TRAIL CROSSING**



#### Food, Drinks & Market

- Bento Sushi
- 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

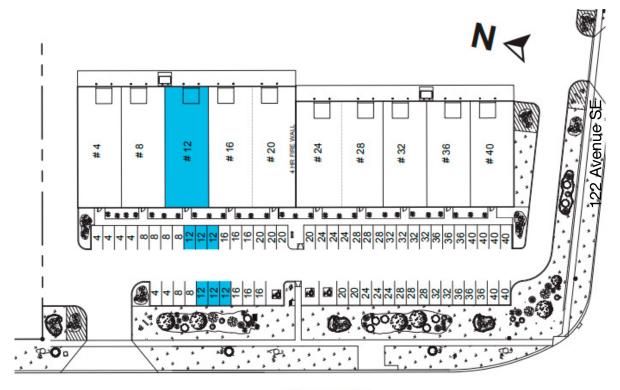






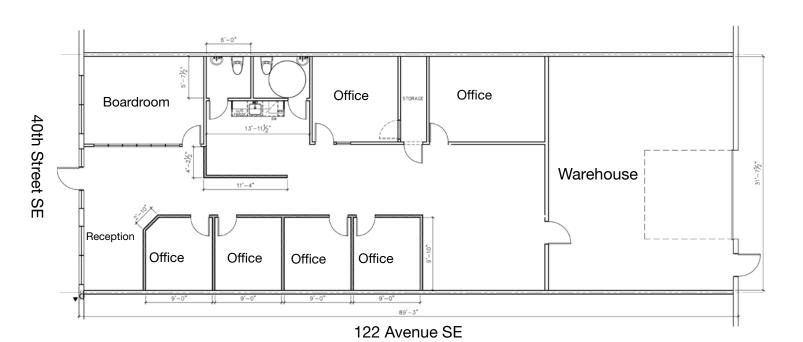
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# **SITE PLAN**



**40TH STREET SE** 

# **FLOOR PLAN**









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