



Unit 103 - 11929 40 St SE, Calgary, AB T2Z 4M3

PROPERTY OVERVIEW

Located in Calgary's established East Shepard Industrial area, Unit 103 at Southbend Business Park offers a versatile ±1,550 SF bay ideally suited for small businesses, service providers, or light industrial. The space includes a functional showroom/office area in addition to a warehouse space with drive-in loading. Situated within Calgary's well-connected southeast industrial corridor, the property offers quick access to major routes including Deerfoot Trail, Glenmore Trail, Barlow Trail, and Stoney Trail. The location also benefits from plenty of convenient nearby amenities. Professionally developed and managed by Telsec Property Corporation, this unit will be available for occupancy starting December 1, 2025.

LEASE DETAILS

AVAILABLE AREA	±1,550 SF
OFFICE/SHOWROOM	±1,023 SF
WAREHOUSE	±527 SF
LEASE RATE	Market
OP COST	\$4.55 PSF
PROPERTY TAX	\$4.90 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 drive-in door (12' x 12')
CEILING HEIGHT	16' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	3 Stalls
OCCUPANCY	December 1, 2025

June 12, 2025

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



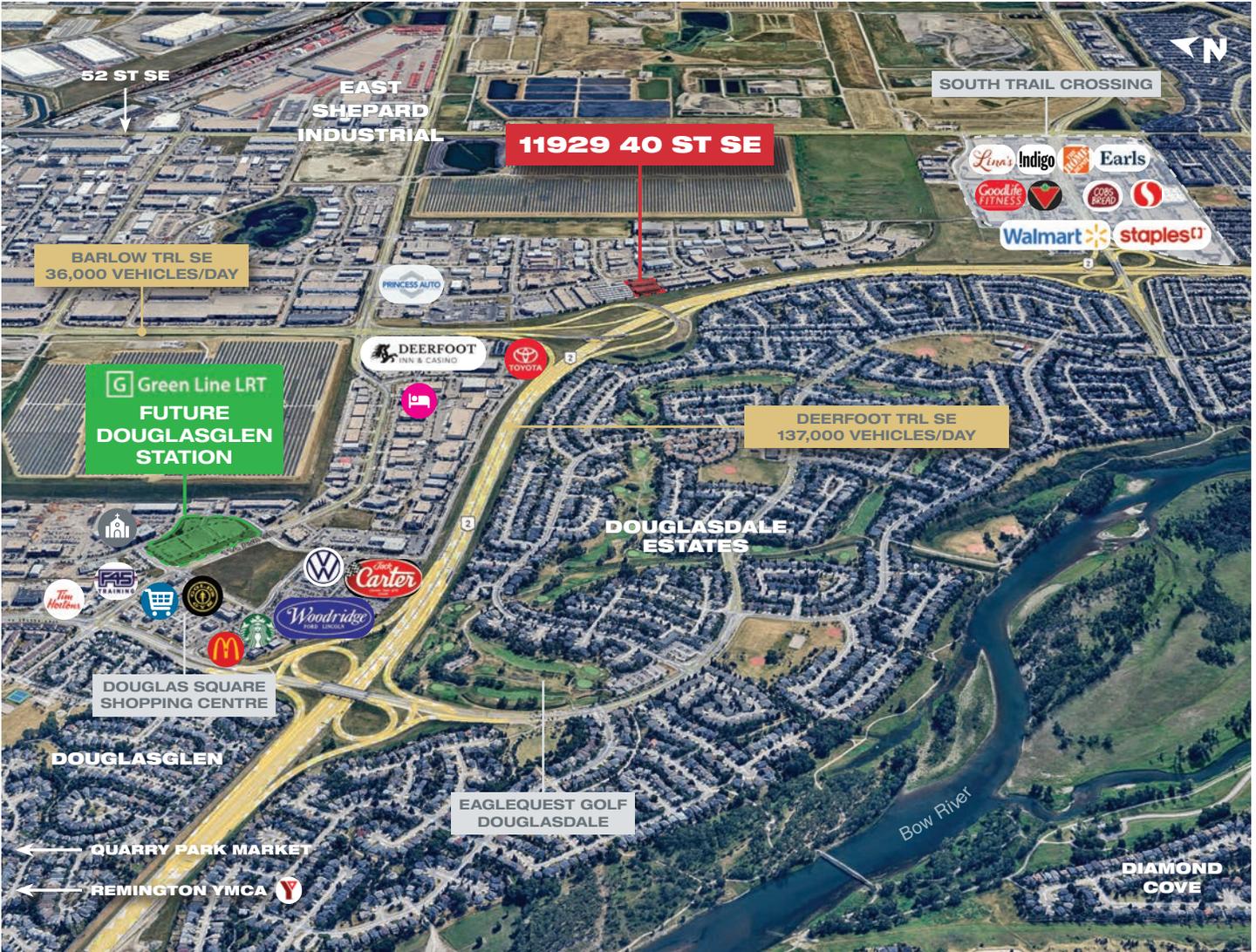
Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



STRATEGIC LOCATION

Located in Southeast Calgary, in the established Southbend Business Park, this site offers excellent visibility and access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

For more information,
 please contact:



Kaile Landry
 +1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
 +1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
 +1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
 +1 403 835 1535
jcoulter@naiadvent.com



For more information,
 please contact:



Kaile Landry
 +1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
 +1 403 975 2616
jmyles@naiadvent.com

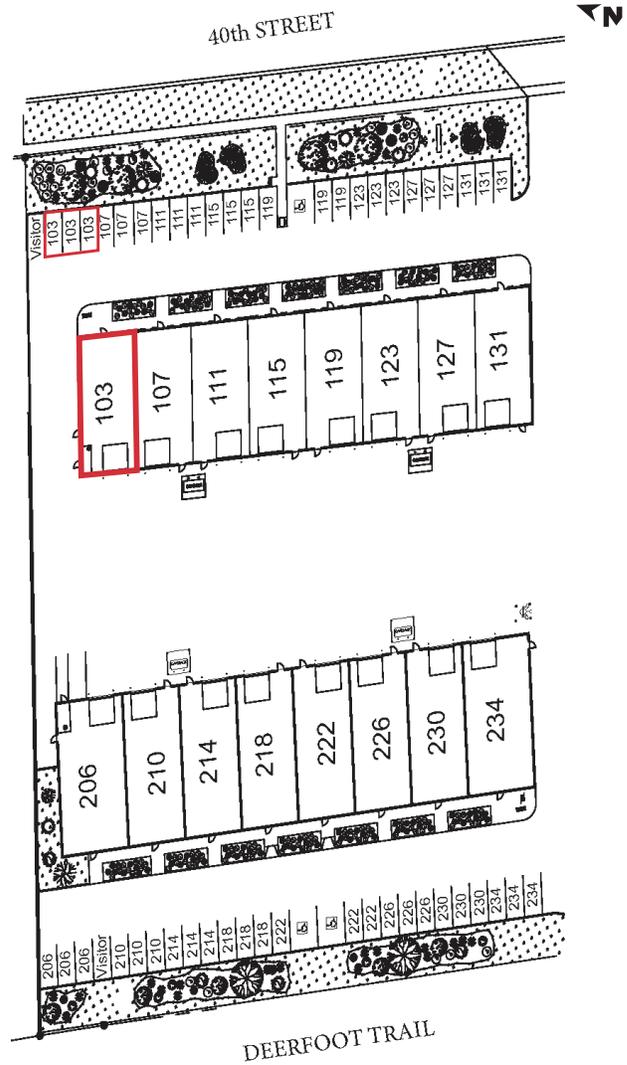
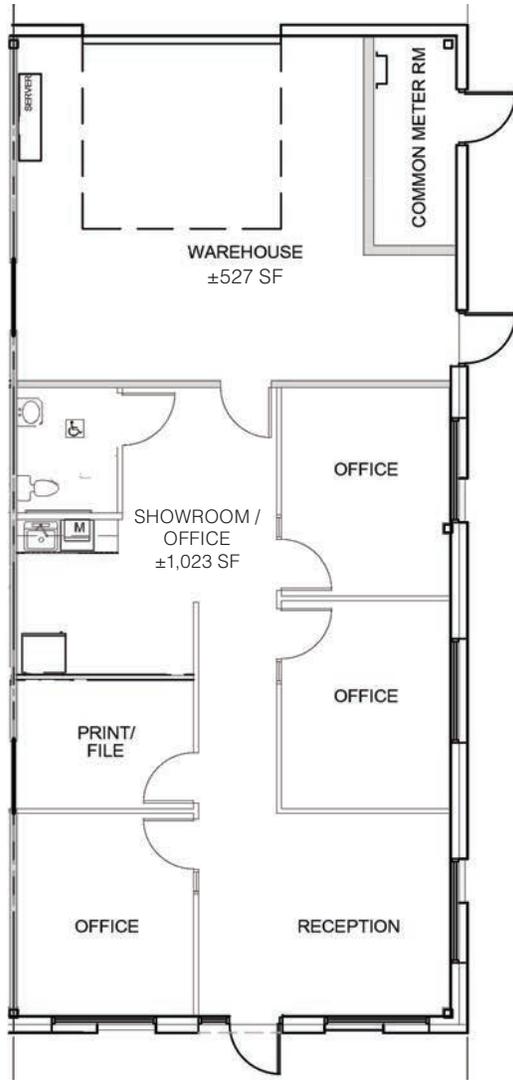


Brody Butchart
 +1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
 +1 403 835 1535
jcoulter@naiadvent.com

FLOOR PLAN & SITE PLAN



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE, HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com