



Office/Showroom & Warehouse Space
Southbend Business Park

PROPERTY HIGHLIGHTS

- 2,517 SF of Office/Showroom and Warehouse available for Lease
- 15' clear ceiling height in Warehouse
- 100 amp 208/120v 3 phase
- 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
- Developed, owned and managed by Telsec Property Corporation
- Available Spring 2026

PROPERTY DETAILS

ZONING	I-G (Industrial General)
TOTAL AREA	±2,517 SF
LEASE RATE	Market
OP COST & PROPERTY TAX	\$9.08 PSF (est. for 2025)
PARKING	6 Assigned stalls
LEASE TERM	5 years
CEILING HEIGHT	15' Clear (in warehouse)
LOADING DOOR	1 drive-in door (12' x 12')
OCCUPANCY	Spring 2026

For more info,
please contact:



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



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

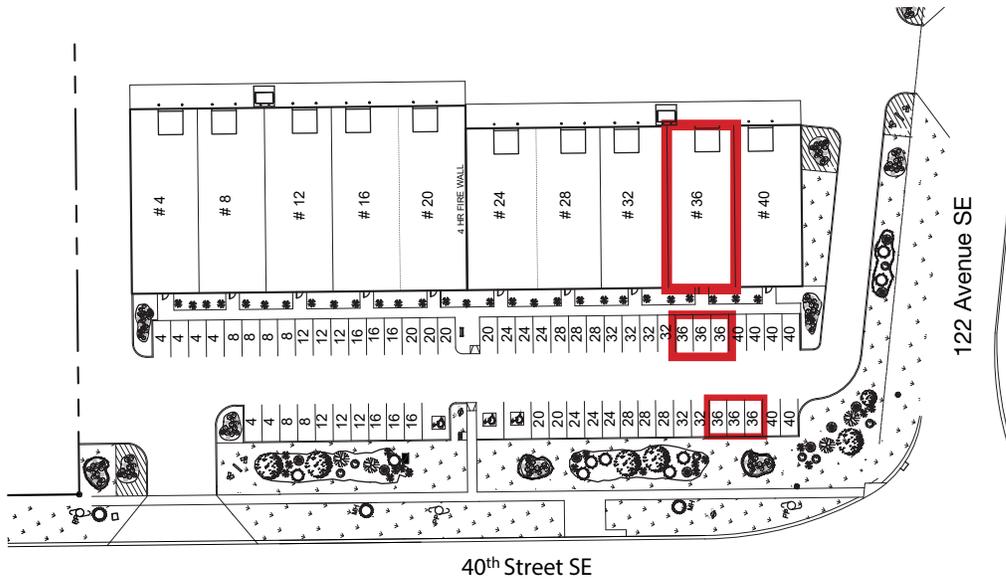
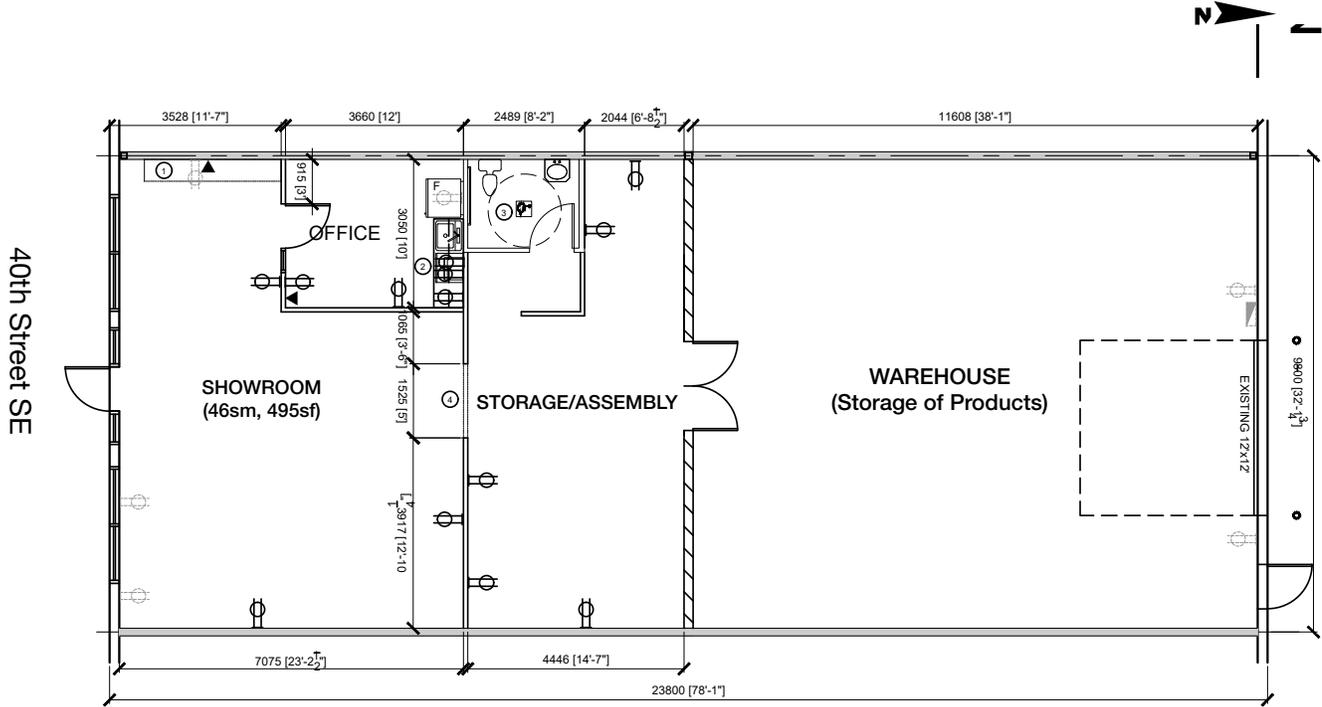


Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



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

SITE PLAN & FLOORPLAN



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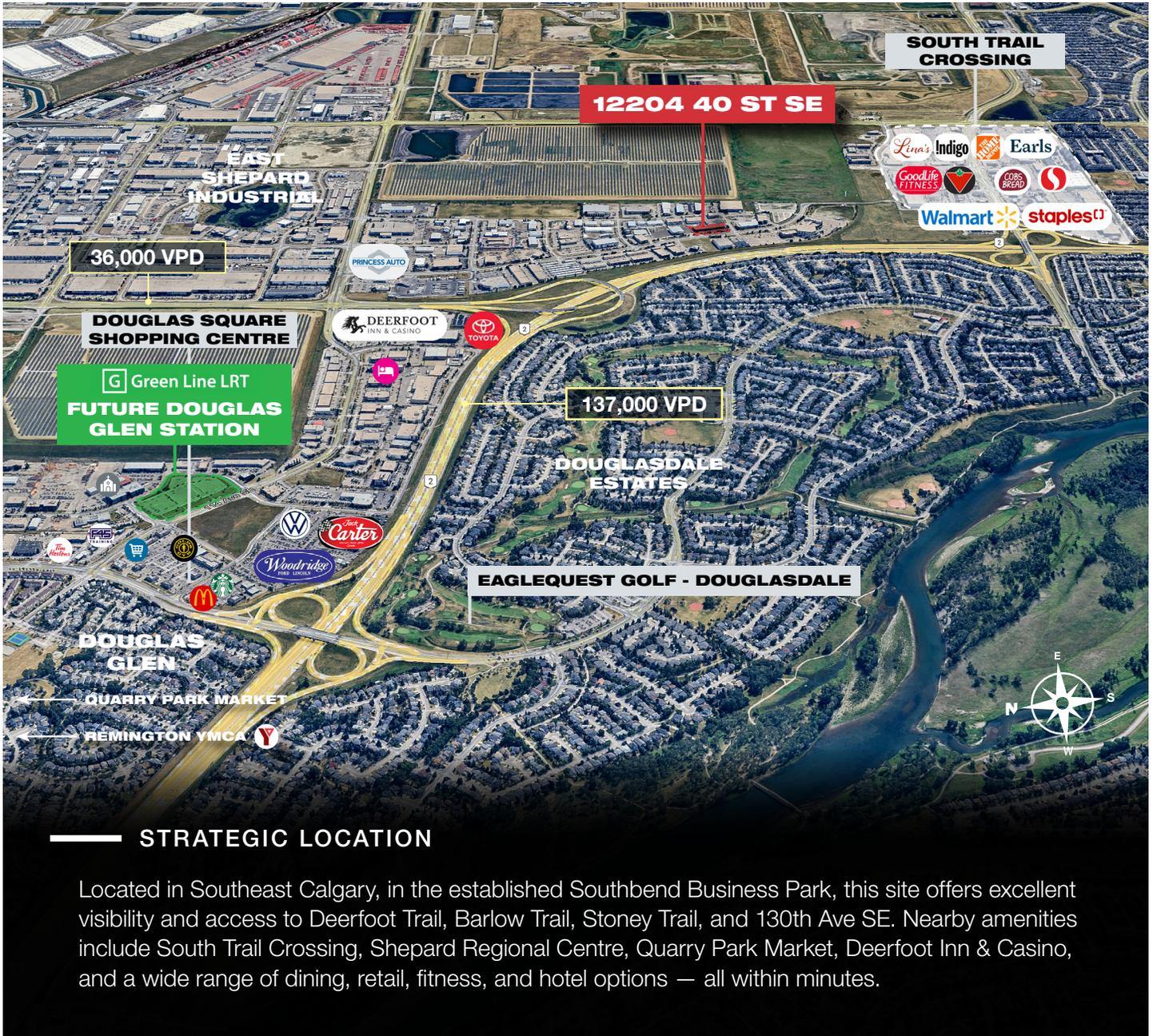
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STRATEGIC LOCATION

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.

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