



Unit 111 - 11929 40 St SE, Calgary, AB T2Z 4M3

PROPERTY OVERVIEW

Located in Calgary’s established East Shepard Industrial area, Unit 111 at Southbend Business Park offers a versatile ±1,634 SF bay ideally suited for small businesses, service providers, or light industrial users under I-G zoning. The space includes a functional ±1,034 SF of showroom/office area and a ±600 SF warehouse 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 Immediately.

LEASE DETAILS

AVAILABLE AREA	±1,634 SF
OFFICE/SHOWROOM	±1,034 SF
WAREHOUSE	±600 SF
LEASE RATE	Starting @ \$2,451/ month
OP COST	\$4.95 PSF (2026)
PROPERTY TAX	\$5.32 PSF (2026)
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, 100 amp
PARKING	3 Stalls
OCCUPANCY	Immediately

January 12, 2026

For more information, please contact:



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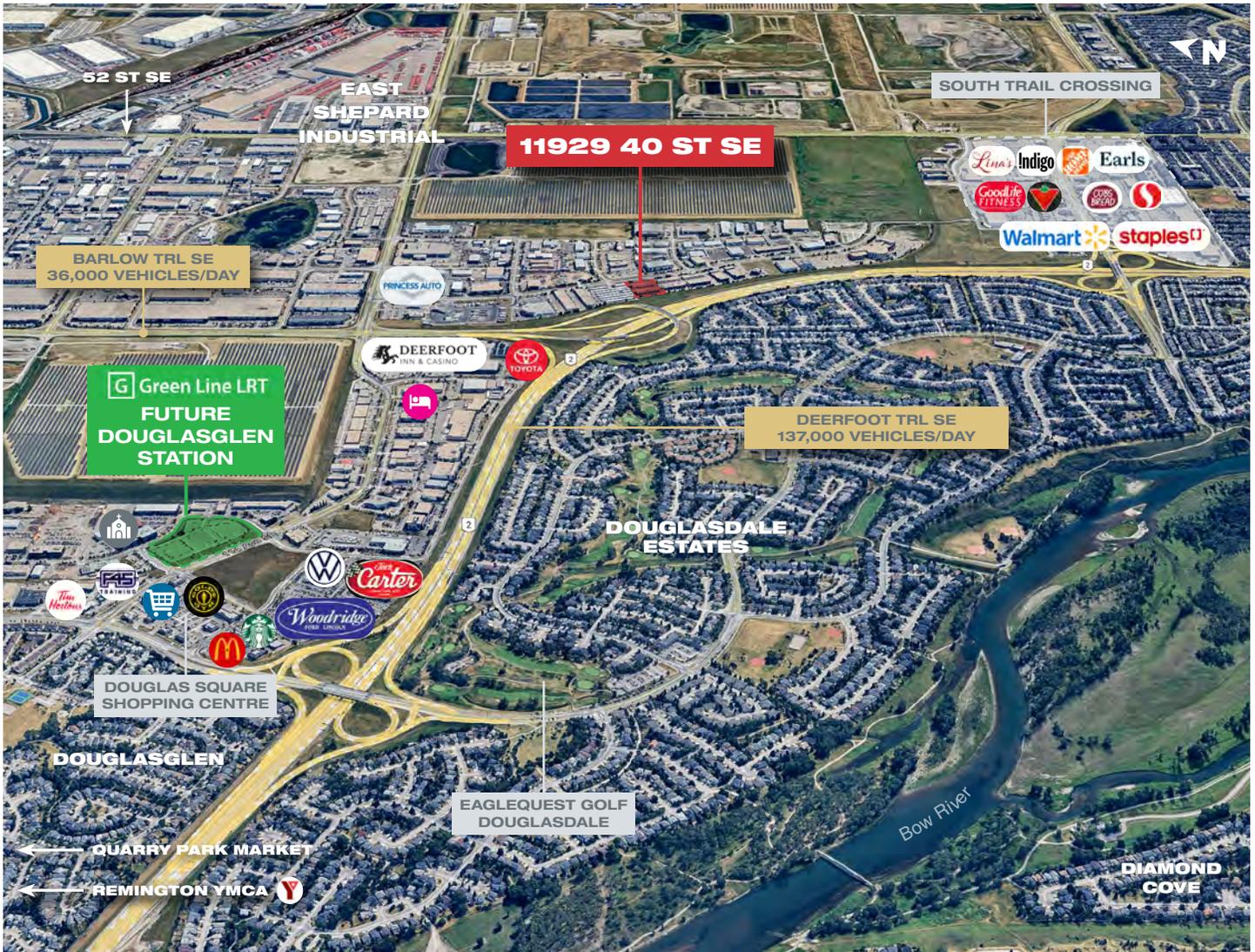
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STRATEGIC LOCATION

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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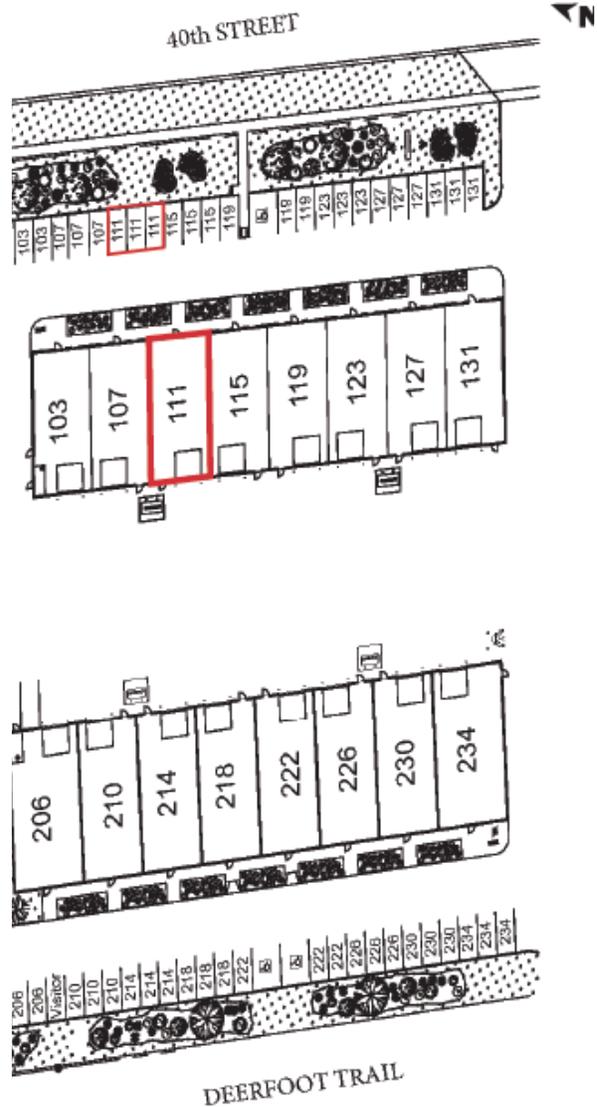
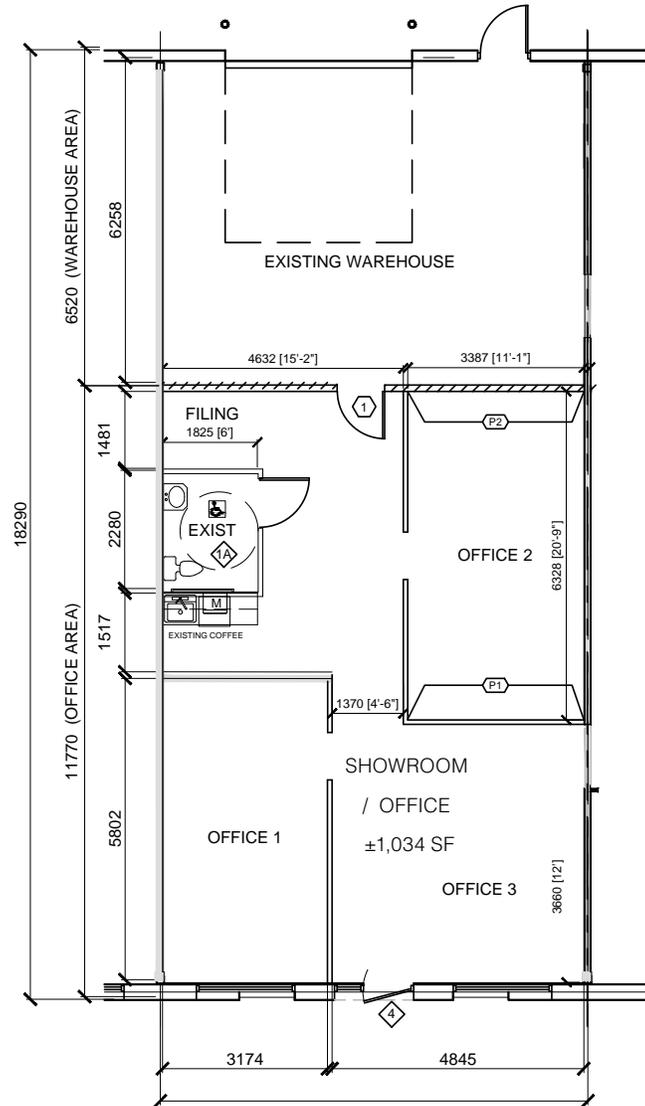


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FLOOR PLAN & SITE PLAN



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