

JULY 2024
**INDUSTRIAL
AVAILABILITY
REPORT**



EASTLAKE BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:
Denise McCaughtrie
Executive Assistant

APPROVED BY:
Sean Flathers
Leasing & Marketing Director

Lisa Ha
Leasing Associate

www.Telsec.ca



EASTLAKE BUSINESS PARK



129, 4615 112 Avenue SE

[> BROCHURE](#)

1,800 sq. ft.

Open plan warehouse with 12' x 12' overhead drive-in door and 14' clear ceiling height in the warehouse.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.58 per sq. ft. (est. for 2024)
- I-G zoning



105, 4615 112 Avenue SE

[> BROCHURE](#)

1,786 sq. ft.

Approximately 600 sf warehouse with 12' x 12' overhead drive-in door and 14' clear ceiling height in the warehouse, with reception, meeting space and office suite.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.58 per sq. ft. (est. for 2024)
- I-G zoning
- *Available November 2024*

SOUTHBEND BUSINESS PARK



24, 12204 40 Street SE

[> BROCHURE](#)

2,547 sq. ft.

Approximately 1,500 sf warehouse with 12' x 12' overhead, drive-in door and 15' clear ceiling height in the warehouse, with front office space.

- 6 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.70 per sq. ft. (est. for 2024)
- I-G zoning



116, 11979 40 Street SE

CONDITIONALLY LEASED

[> BROCHURE](#)

1,413 sq. ft.

Approximately 800 sf warehouse with 10' x 12' drive-in loading door and 13' clear ceiling height in the warehouse, with front office / showroom space with large front windows.

- 2 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.22 per sq. ft. (est. for 2024)
- I-G zoning
- Available September 2024



218, 11929 40 Street SE

[> BROCHURE](#)

1,808 sq. ft.

Warehouse with 12' x 12' drive-in loading door and 16' clear ceiling height in the warehouse, with front office / work space.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$9.19 per sq. ft. (est. for 2024)
- I-G zoning
- Available August 2024

Lisa Ha
403-203-3882
lisa@telsec.ca

www.Telsec.ca
TELSEC PROPERTY CORPORATION