



## Office / Warehouse

24, 12204 - 40 Street SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- » 2,547 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

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>AVAILABLE AREA</b>             | 2,547 SF                          |
| <b>NET MONTHLY RENT</b>           | \$3,600.00                        |
| <b>OP COST &amp; PROPERTY TAX</b> | \$8.70 per sq. ft. (est for 2024) |
| <b>LEASE TERM</b>                 | 5 years                           |
| <b>ZONING</b>                     | I-G Industrial General            |
| <b>CEILING HEIGHT</b>             | 15' in warehouse (clear)          |
| <b>LOADING DOOR</b>               | 1 Drive In - 12' x 12'            |
| <b>AVAILABLE</b>                  | April 1st, 2025                   |





# FOR LEASE | 24, 12204 - 40 STREET SE



## SHEPARD CENTRE & SOUTH TRAIL CROSSING

### Food, Drinks & Market

1. Bento Sushi
2. 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

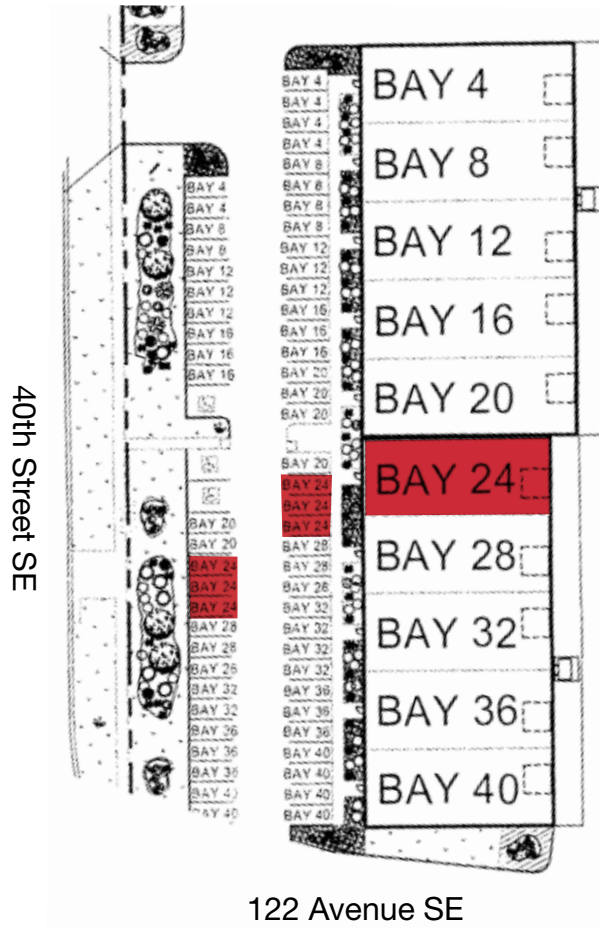
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

### Shopping

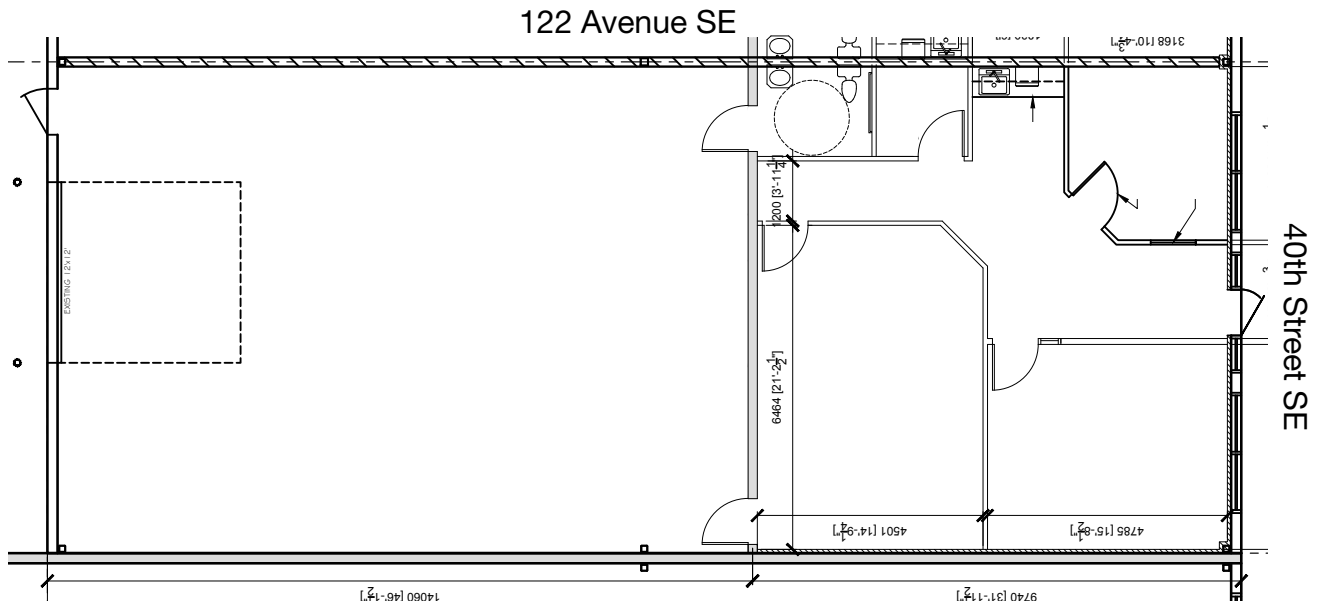
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's



## SITE PLAN

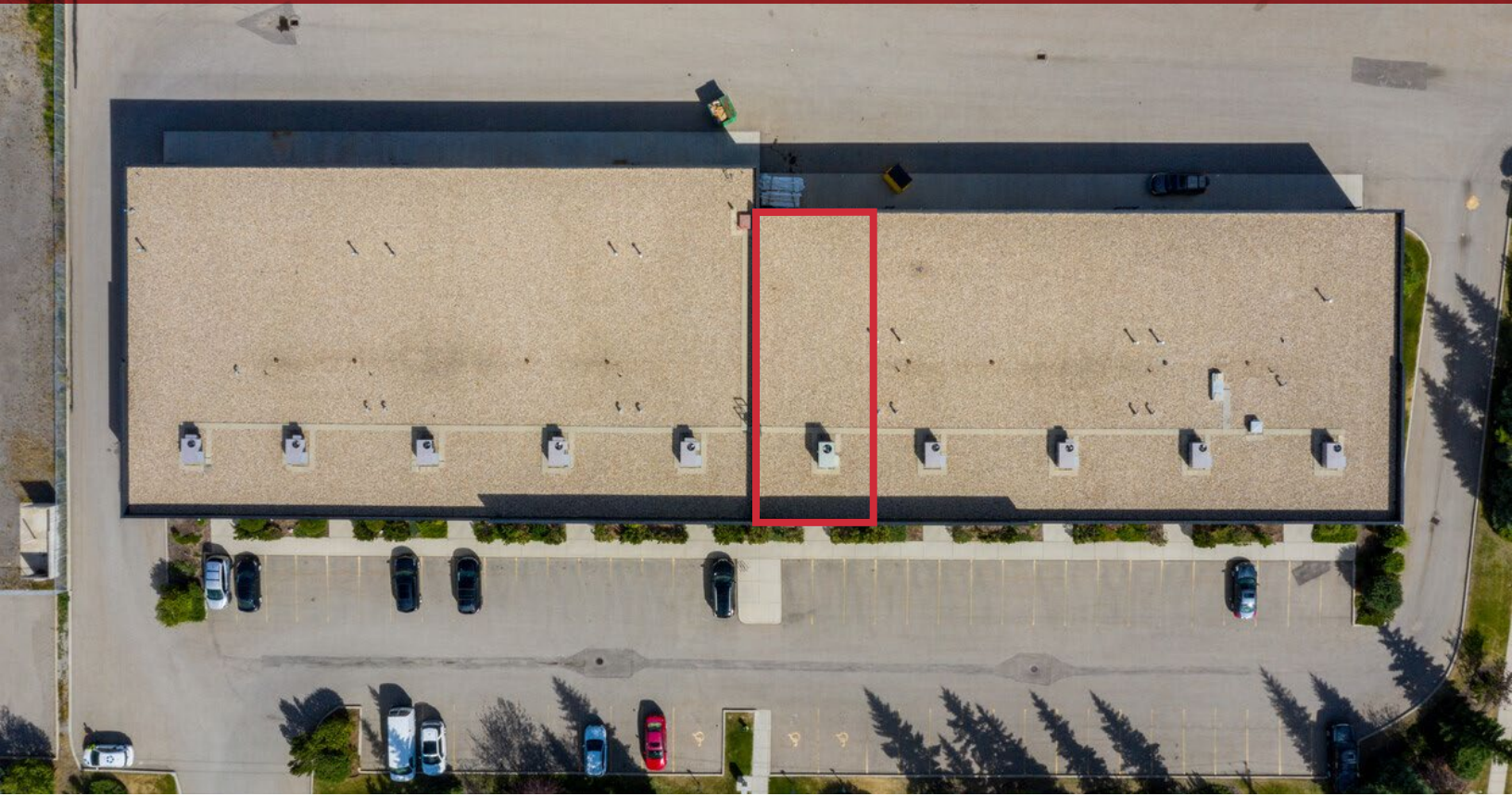


## FLOOR PLAN





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