

# DECEMBER 2024 INDUSTRIAL AVAILABILITY REPORT



12204 40 STREET SE, SOUTHBEND BUSINESS PARK



## TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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## SOUTHBEND BUSINESS PARK



**24, 12204 40 Street SE**

[> BROCHURE](#)

**2,547 sq. ft.**

Approximately 1,500 sf warehouse with 12' x 12' drive-in loading 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
- Available April 2025

## DOUGLASDALE BUSINESS PARK



**3332 114 Avenue SE**

**LEASED**

[> BROCHURE](#)

**4,006 sq. ft.**

2,006 sf warehouse with 7 office suites, reception, boardroom, coffee station, server room and mezzanine level storage.

- 11 assigned parking stalls
- Op. Costs & Property Taxes \$8.36 per sq. ft. (est. for 2024)
- I-C zoning
- Available March 2025

## EASTLAKE BUSINESS PARK



309, 4615 112 Avenue SE

**NEW LISTING**

[> BROCHURE](#)

### 3,159 sq. ft.

1,059 sf warehouse with 12' x 14' drive-in loading door and 22' clear ceiling height in the warehouse. Four private office suites, a large open work area and boardroom in front and upper mezzanine.

- 7 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 May 2025

# HORTON ROAD



**#4, 9727 Horton Road SW**

**CONDITIONALLY LEASED**

[> BROCHURE](#)

**1,630 sq. ft.**

Warehouse space featuring 18' clear ceiling height and a 12' overhead drive-in door. Convenient access to Southland Drive and Macleod Trail.

- Op. Costs & Property Taxes \$8.25 per sq. ft. *(est. for 2024)*
- Water and Gas included in the operating costs
- I-G zoning
- *Available May 2025*



**#5, 9727 Horton Road SW**

**CONDITIONALLY LEASED**

[> BROCHURE](#)

**1,490 sq. ft.**

Warehouse space featuring 18' clear ceiling height and a 12' overhead drive-in door. Convenient access to Southland Drive and Macleod Trail.

- Op. Costs & Property Taxes \$8.25 per sq. ft. *(est. for 2024)*
- Water and Gas included in the operating costs
- I-G zoning
- *Available May 2025*