

JANUARY 2025
**INDUSTRIAL
AVAILABILITY
REPORT**



4615 112 AVE SE, EASTLAKE BUSINESS PARK



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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EASTLAKE BUSINESS PARK



309, 4615 112 Avenue SE

[> 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 \$8.90 per sq. ft. (est. for 2025)
- I-G zoning
- Available May 2025

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 \$9.08 per sq. ft. (est. for 2025)
- I-G zoning
- Available April 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 2025)*
- 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 2025)*
- Water and Gas included in the operating costs
- I-G zoning
- *Available May 2025*