



**FEBRUARY 2025  
INDUSTRIAL  
AVAILABILITY  
REPORT**

12204 40 STREET SE, SOUTHBEND BUSINESS PARK



## TELSEC PROPERTY CORPORATION

---

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:  
**Lisa Ha**  
Leasing Associate

APPROVED BY:  
**Sean Flathers**  
Leasing & Marketing Director

[www.Telsec.ca](http://www.Telsec.ca)



# SOUTHBEND BUSINESS PARK



**4, 12204 40 Street SE**

**NEW**

[> BROCHURE](#)

**2,877 sq. ft.**

Approximately 1,600 sf warehouse with 12' x 12' drive-in loading door and 15' clear ceiling height in the warehouse, with front office suite featuring two offices, boardroom and an open work area/reception.

- 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



**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 May 2025

## EASTLAKE BUSINESS PARK



**309, 4615 112 Avenue SE**

**CONDITIONALLY LEASED**

[> 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

## DOUGLASDALE BUSINESS PARK



**3332 114 Avenue SE**

**LEASED**

**4,006 sq. ft.**

2,006 sf warehouse with 2,000 front office suite featuring 7 offices, coffee station, reception, server room/ storage and boardroom.

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

**Lisa Ha**  
403-203-3882  
[lisa@telsec.ca](mailto:lisa@telsec.ca)

[www.Telsec.ca](http://www.Telsec.ca)  
**TELSEC PROPERTY CORPORATION**