



## Office / Warehouse

222, 11929 40 STREET SE | CALGARY, AB - 1,808 SF

### PROPERTY HIGHLIGHTS

- » **1,808 SF** Office / Warehouse for Lease
- » Located in the Southbend Business Park
- » Easy access to Deerfoot Trail, Glenmore Trail, Barlow Trail and the Stoney Trail Ring Road
- » Very close to various restaurants and retail amenities as part of Shepard power centre & South Trail Crossing on 130 Ave SE
- » Developed, owned and managed by Telsec Property Corporation

### SPACE DETAILS

<b>AVAILABLE AREA</b>	1,808 SF
<b>NET MONTHLY RENT</b>	\$2,600
<b>OP COST &amp; PROPERTY TAX</b>	\$9.45 PSF
<b>LEASE TERM</b>	5 years
<b>ZONING</b>	I-G Industrial General
<b>POWER</b>	208/120V, 3phase, 100 amp
<b>CEILING HEIGHT</b>	16' Clear in warehouse
<b>LOADING DOOR</b>	1 Drive In - 12' x 12'
<b>AVAILABLE</b>	September 1, 2025



# FOR LEASE | 222, 11929 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



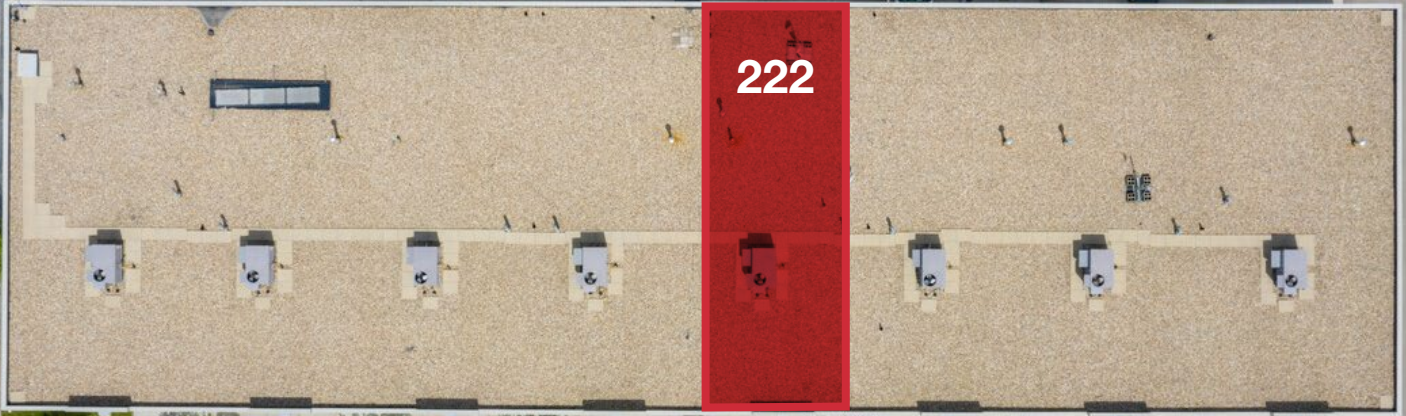
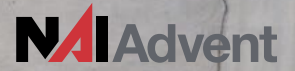




# FOR LEASE

Southbend Business Park

222 11929 40 STREET SE



**Kaile Landry**

Associate  
klandry@naiadvent.com  
(403) 669-3050

**Jennifer Myles**

Associate  
jmyles@naiadvent.com  
(403) 975-2616

**Brody Butchart**

Senior Associate  
bbutchart@naiadvent.com  
(403) 389 7857

**Jamie Coulter, SIOR**

Vice President/Partner  
jcoulter@naiadvent.com  
(403) 835 1535

3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
naiadvent.com