



## FOR LEASE Southbend Business Park 28, 12204 - 40 STREET SE



## Showroom / Warehouse 28, 12204 - 40 Street SE | Calgary, AB

#### **PROPERTY HIGHLIGHTS**

- » 2,517 sq. ft. of Office / Showroom and Warehouse available for Lease
- » 15' clear ceiling height in Warehouse
- » 100 amp 208/120v 3 phase
- » 12' x 12' overhead drive in door and 38' 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
- » Available September 1, 2025

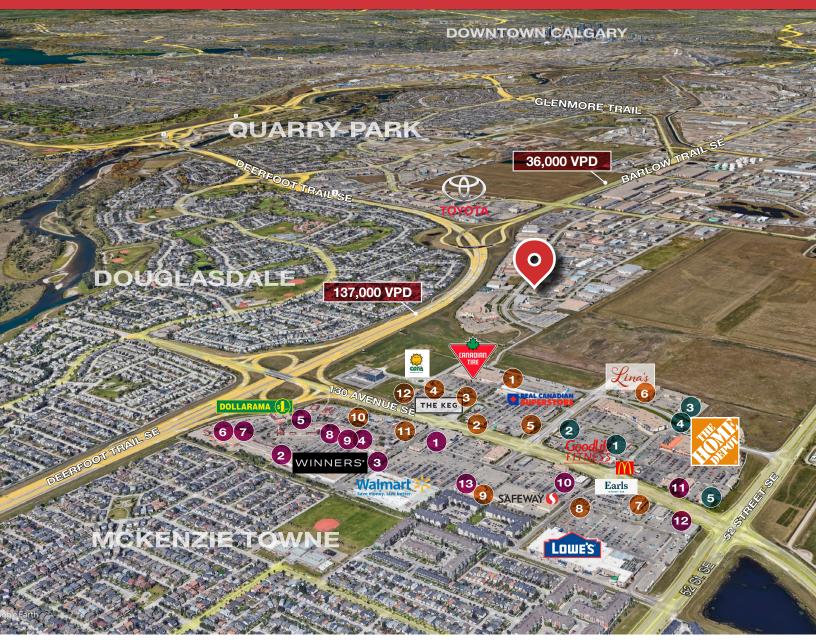
#### SPACE DETAILS

AVAILABLE AREA NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM ZONING CEILING HEIGHT LOADING DOOR 2,517 SF \$3,600 \$9.08 per sq. ft. (est for 2025) 5 years I-G Industrial General 15' in warehouse (cléar) 1 Drive In - 12' x 12'

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#### 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

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- 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
- Structube
  Mark's

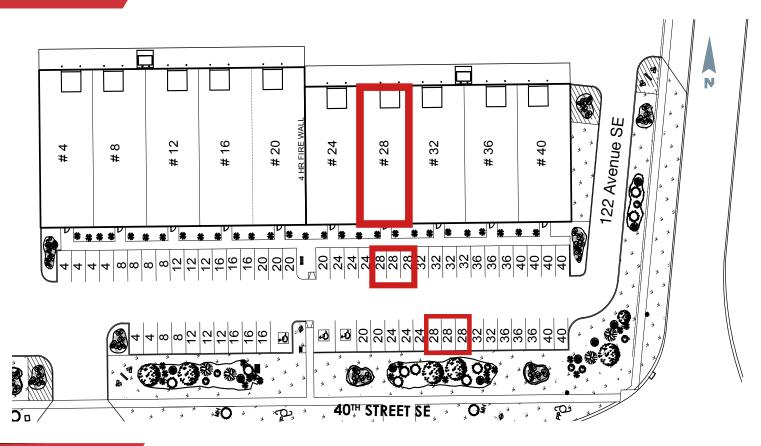




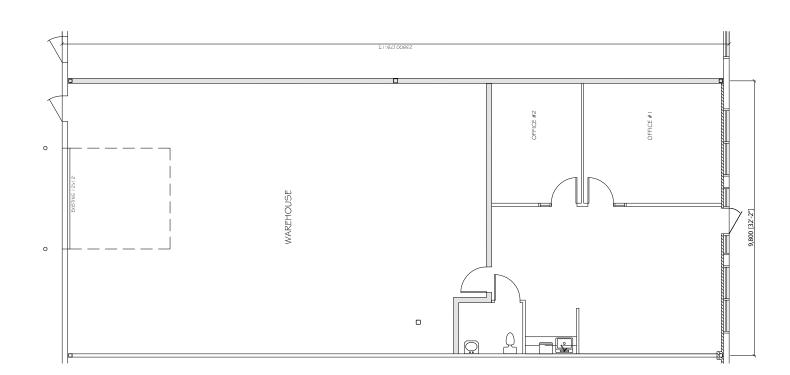


## FOR LEASE | 28, 12204 - 40 STREET SE

#### SITE PLAN



FLOOR PLAN









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