



## PROPERTY OVERVIEW

Located in Calgary's established East Shepard Industrial area, Unit 131 at Southbend Business Park offers a versatile ±1,627 SF bay ideally suited for small businesses, service providers, or light industrial users under I-G zoning. The space includes a functional ±1,074 SF of showroom/office area and a ±553 SF warehouse with drive-in loading. Situated within Calgary's well-connected southeast industrial corridor, the property offers quick access to major routes including Deerfoot Trail, Glenmore Trail, Barlow Trail, and Stoney Trail. The location also benefits from plenty of convenient nearby amenities. Professionally developed and managed by Telsec Property Corporation, this unit will be available for occupancy starting February 1, 2026.

## LEASE DETAILS

AVAILABLE AREA	±1,627 SF
OFFICE/SHOWROOM	±1,074 SF
WAREHOUSE	±553 SF
LEASE RATE	Market
OP COST	\$4.55 PSF
PROPERTY TAX	\$4.90 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 drive-in door (12' x 12')
CEILING HEIGHT	16' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	3 Stalls
OCCUPANCY	February 1, 2026

June 16, 2025

For more information,  
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## STRATEGIC LOCATION

Located in Southeast Calgary, in the established Southbend Business Park, this site offers excellent visibility and access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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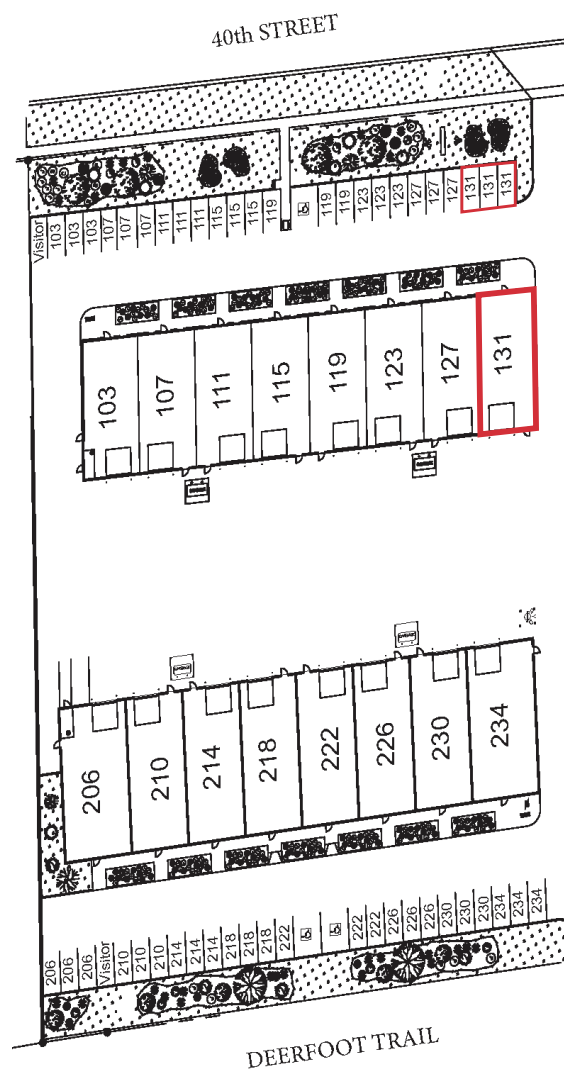
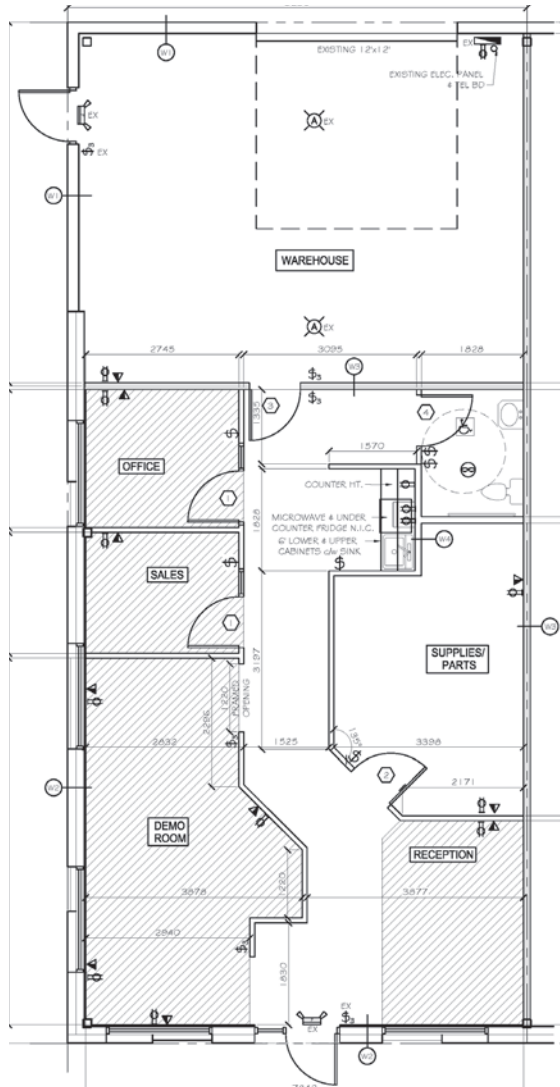


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**FLOOR PLAN & SITE PLAN**



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