



Modern Industrial Bay with Drive in Loading
3,039 sq.ft. Corner Bay

FOR LEASE

3, 11651 – 40 Street SE
Calgary, AB



Contact

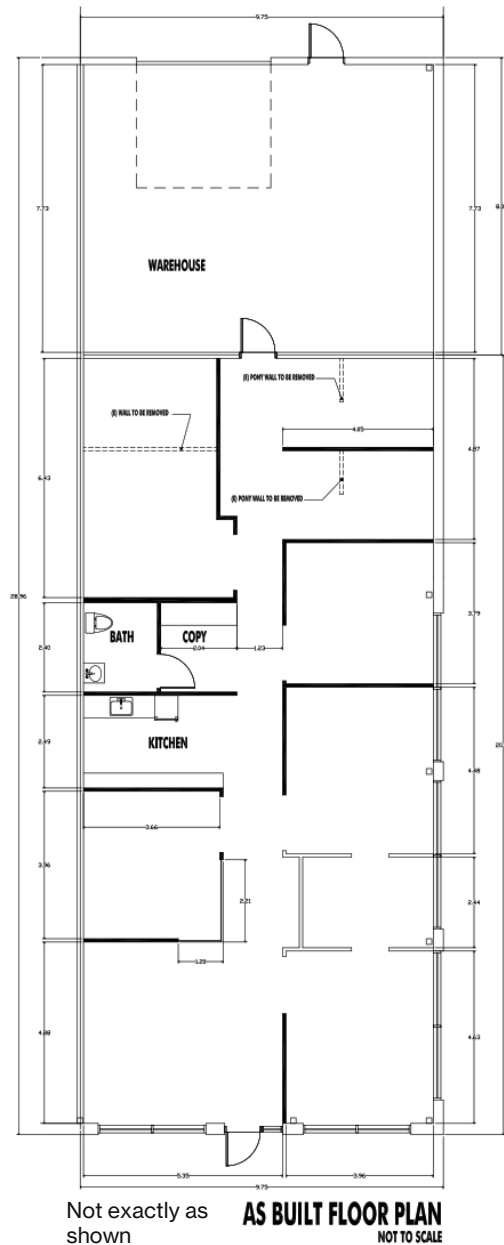
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OFFICE INTENSIVE BAY

IDEAL FOR OFFICE WITH LIGHT DISTRIBUTION

This corner-bay industrial condo in Southbend Industrial Park was constructed by Telsec and features a bright, clean warehouse with a 12' x 12' drive-in door, with existing racking available to remain for the next occupant. The office area, enhanced by extensive glazing, is fully built-out with reception, boardroom, multiple private offices, and a kitchenette, and can be delivered fully furnished, including sit-stand desks for a turnkey move-in experience. The premises are equipped with keyless entry and a camera security system, supported by high-speed internet for high-performance operations. The site is secured with perimeter fencing and electric gate access, and offers excellent connectivity to 114 Avenue SE, Deerfoot Trail, and Barlow Trail, making it an ideal location for businesses seeking a professional, accessible, and secure southeast Calgary presence.



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PROPERTY DETAILS

Address:	3, 11651 – 40 Street SE Calgary, AB
Zoning:	I-G Industrial General
Available Area:	Office: 2,197 s.f. Shop: 842 s.f. Total: 3,039 s.f.
Loading:	(1) 12' x 12' drive in
Ceiling Height:	16' 8" approx.
Power:	225 amp 240 volt panel tbv

Marshalling:	87' +/- from building to rear fence. Fenced and secure
Parking:	3 Stalls out front, 4 stalls in the back
Comments:	Modern finishes. Glass wall offices. Corner bay with lots of windows.
Lease Rate:	\$19.00
Additional Rent: (2026 estimate)	\$6.46 p.s.f. property taxes \$3.24 p.s.f. operating costs
Possession:	Immediately

