



## PROPERTY OVERVIEW

- » 1,790 sq. ft. Office / Showroom / Warehouse for Sublease.
- » 14' clear ceiling height in warehouse with 12' x 12' loading door.
- » 3 assigned parking stalls and additional on street parking available.
- » Pylon signage available on 114 Avenue SE.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Developed, owned and managed by Telsec Property Corporation.

## LEASE DETAILS

AVAILABLE AREA	±1,790 SF
OFFICE	±1,350 SF
WAREHOUSE	±440 SF
LEASE RATE	Market
OP COST	\$4.38 PSF (2026)
PROPERTY TAX	\$5.04 PSF (2026)
ZONING	I-G (Industrial General)
LOADING	1 Drive-in door (12' x 12')
CEILING HEIGHT	14' in warehouse
POWER	208/120V, 3Phase, 100Amp
PARKING	3 Assigned stalls
OCCUPANCY	Negotiable
LEASE EXPIRES	November 30, 2028

January 22, 2026

For more information,  
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**STRATEGIC LOCATION**

Located within the East Shephard Industrial community, in the established Eastlake Business Park, this site offers excellent 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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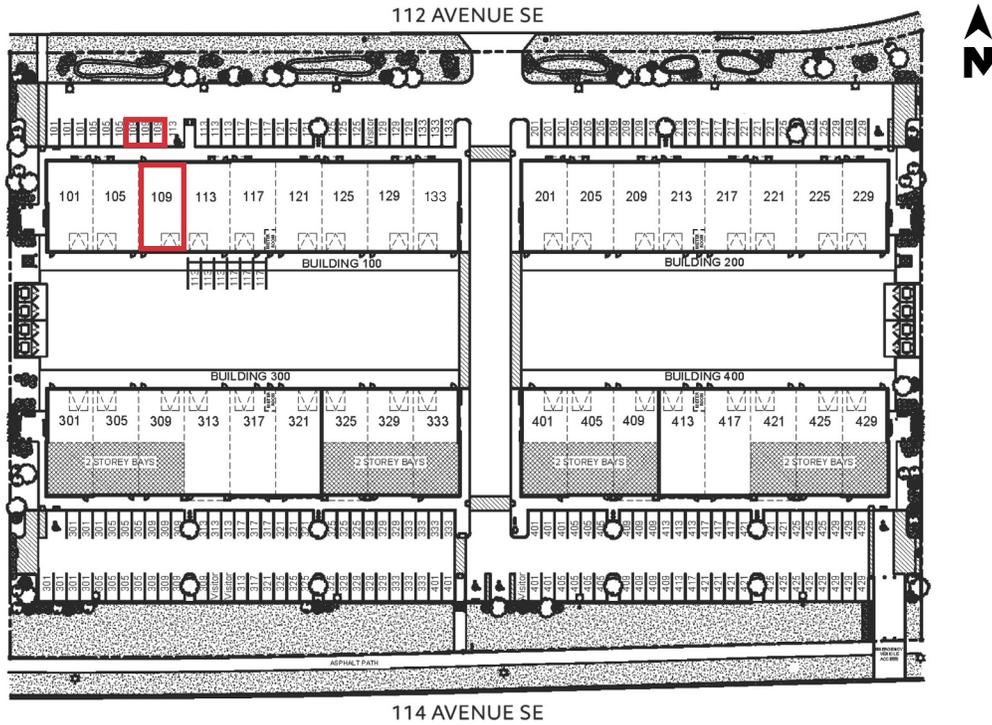


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**SITE PLAN**



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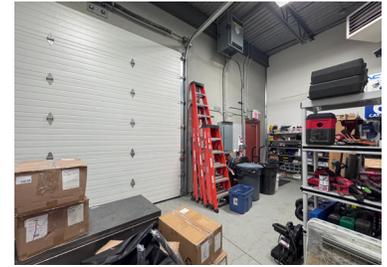
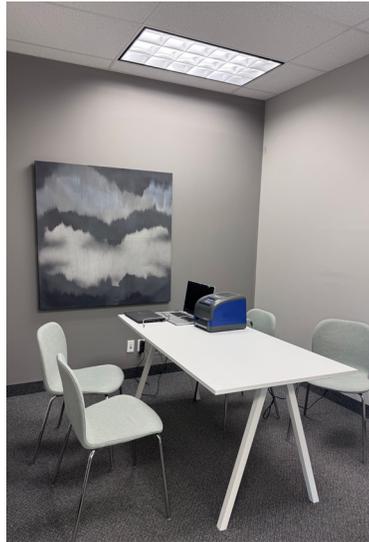
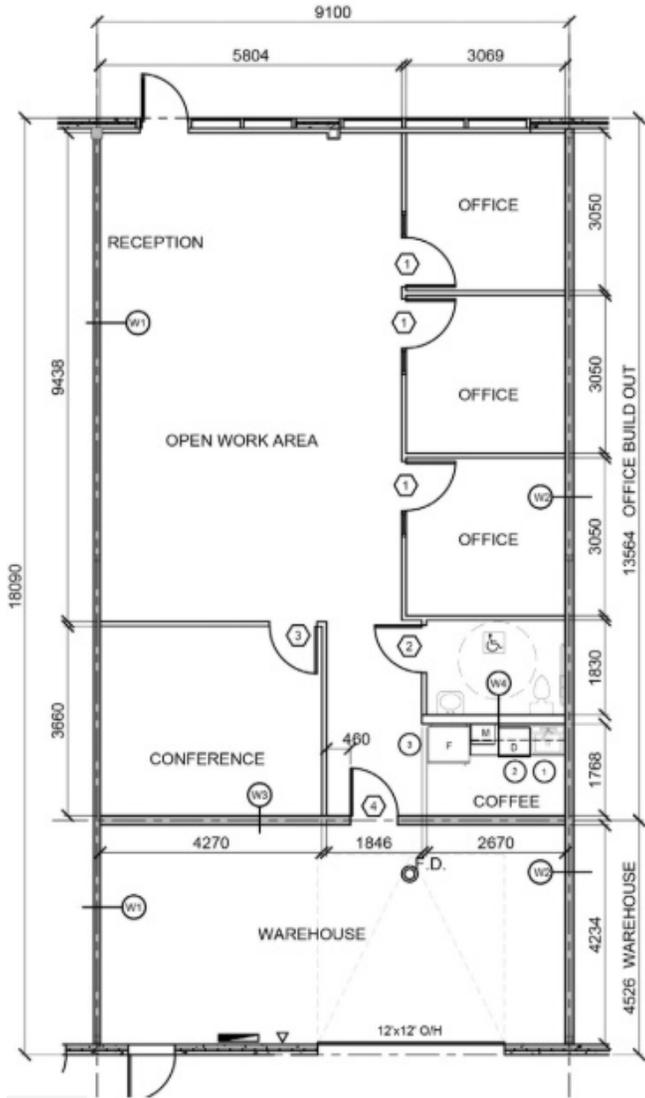


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**FLOOR PLAN**



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