

Southbend Industrial

12221 44St SE, Calgary, AB

FOR LEASE

Unit	Net Rate	Op Costs
Unit 20 A ¹ 1,055 SF	\$1,500	N/A

¹ Upstairs units

- Available: Immediately
- Parking: Ample
- Power: 225 AMP
240V AC/CA 3 phase 4 wire
- Ceiling: 24'
- HVAC: 4 ton unit
- District: Southbend Industrial
- Zoning: I-G



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
www.blackstonecommercial.com

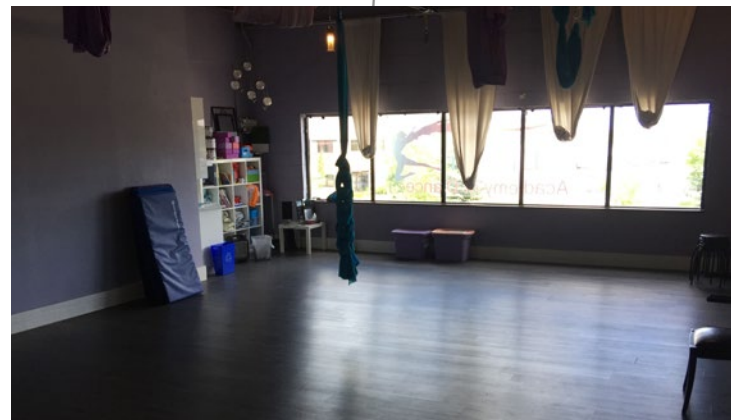
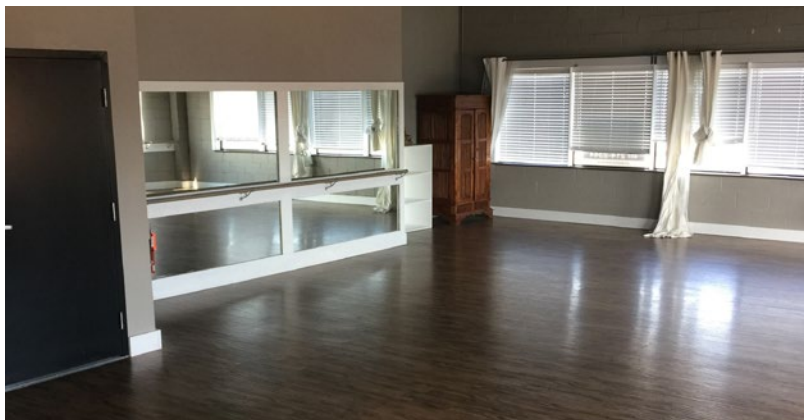
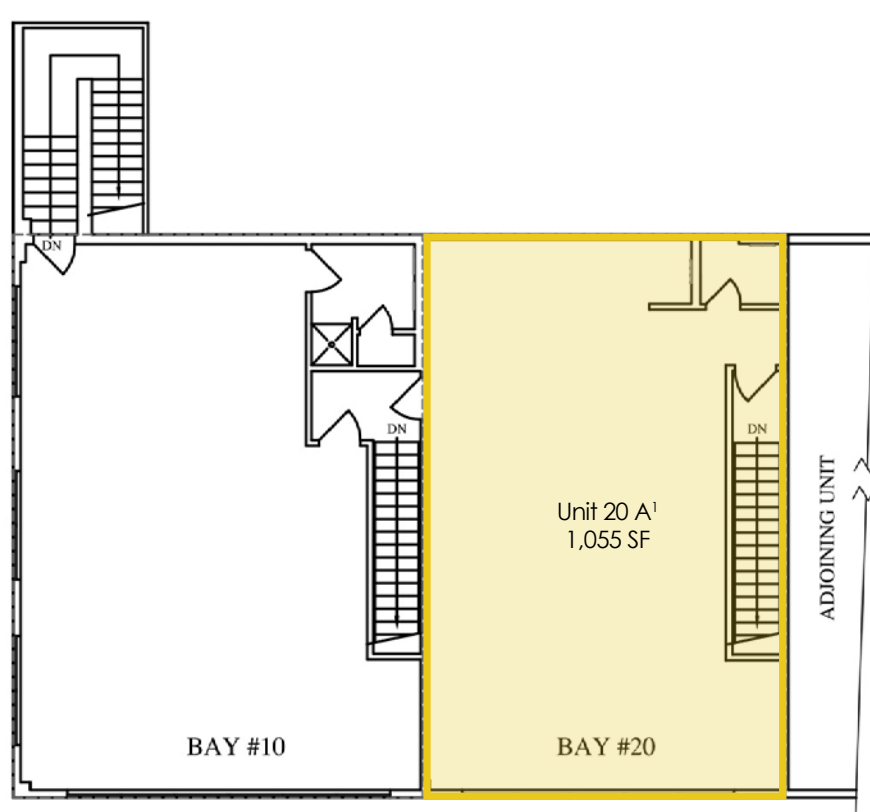
For Leasing or Sales Information Or An On-Site Tour Please Contact
David Mulholland | P (403) 291-8869 | dmulholland@BlackstoneCommercial.com

Southbend Industrial

12221 44St SE, Calgary, AB

Property Highlights

- ▶ Well maintained facility located in Southbend Industrial Park at the intersections of Barlow Trail, Deerfoot Trail and south of 114 Ave. S.E.
- ▶ South facing unit available with lots of windows and sunlight
- ▶ HVAC serviced office area
- ▶ Fenced storage yard
- ▶ Excellent parking
- ▶ Unit 20 upstairs available - currently built as dance studios



Southbend Industrial

12221 44St SE, Calgary, AB



Demographics

Population	3 KM	Calgary
2016 Census	34,778	1,438,344
2024 projection	40,188	1,694,811
Median age	37.8	37.9
Average Households		
2021	11,003	447,828
Persons per	2.9	2.9
Household Income		
Average	\$137,211	\$135,974
Median	\$105,710	\$94,093
Daily Traffic Count		
Deerfoot & 130 S		145,000
Deerfoot Tr SE & Barlow Tr NW		142,000
Deerfoot Tr & 130 S		139,000

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and/or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2021, All rights reserved. This document is the copyrighted property of Blackstone Commercial.