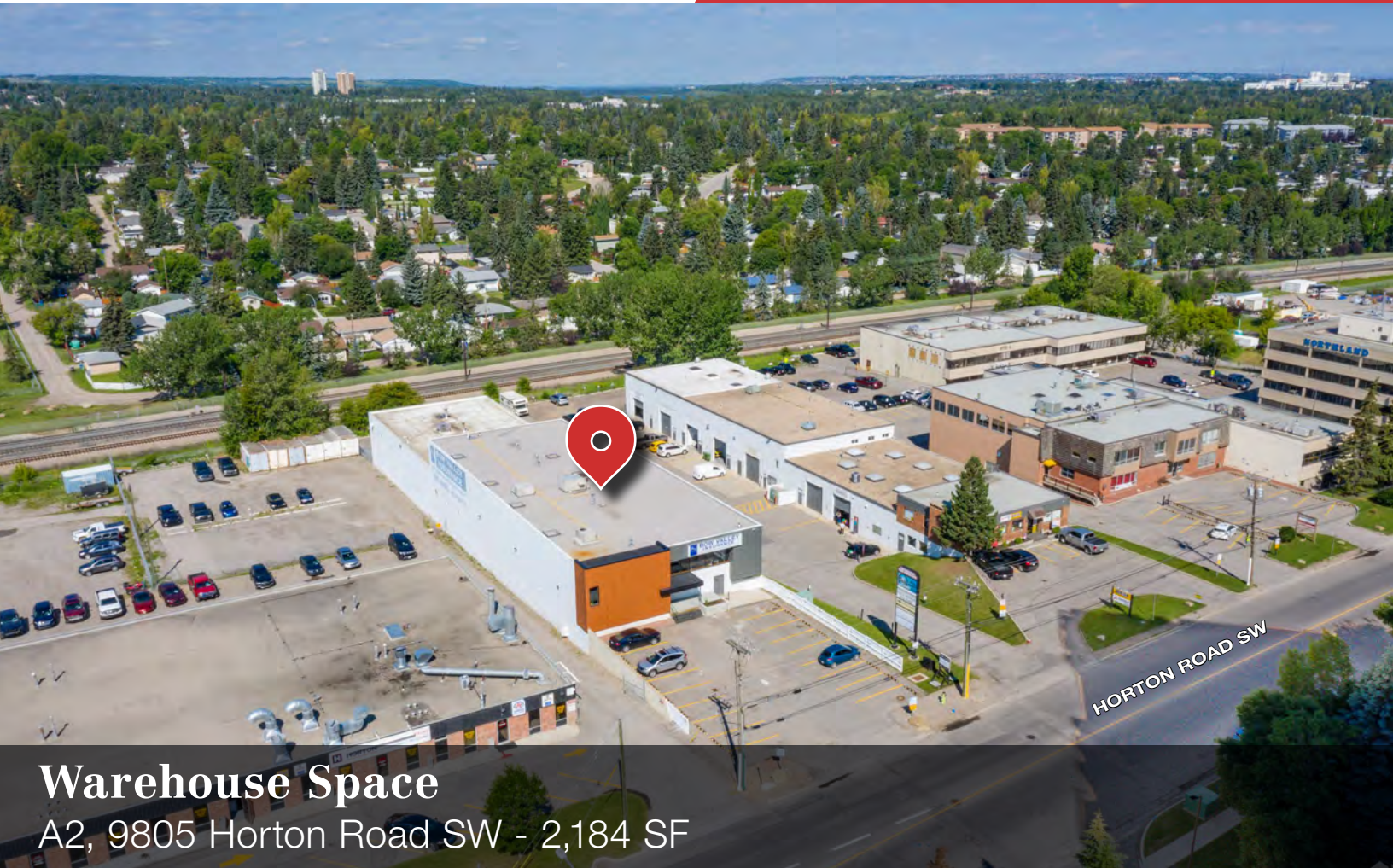




Warehouse Space

A2, 9805 Horton Road SW - 2,184 SF

PROPERTY HIGHLIGHTS

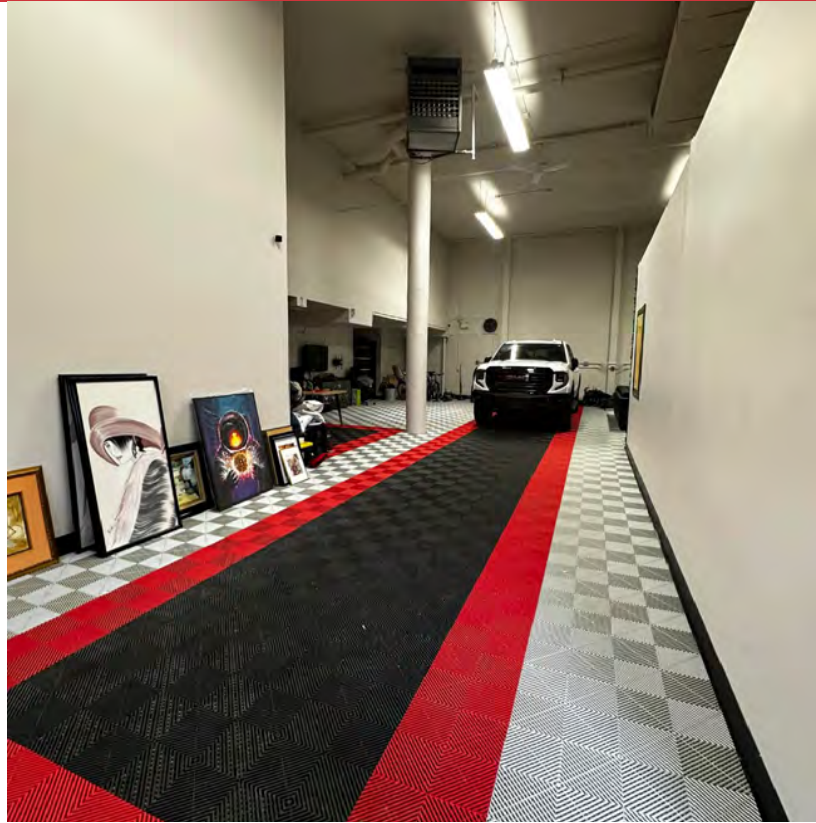
- » Ideally located with easy access to Southland Drive and Macleod Trail
- » Across the street from various restaurants and retail amenities as part of Southland Crossing shopping centre
- » Within walking distance to Southland CTrain Station
- » Water and gas included in the operating cost
- » Additional parking stalls are \$50 / month
- » Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

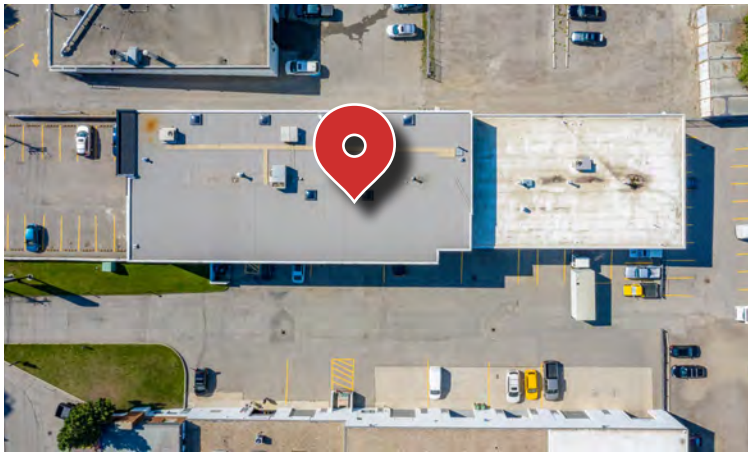
AVAILABLE AREA	2,184 SF
NET MONTHLY RENT	\$2,950.00
OP COST & PROPERTY TAX	\$8.38 PSF (2025)
LEASE TERM	5 Years
ZONING	I-G
CEILING HEIGHT	18'11" in warehouse
POWER	208/120V, 3phase, 70 amp
LOADING DOOR	12' x 12' drive in
PARKING	1 Stall
AVAILABLE	May 1, 2025



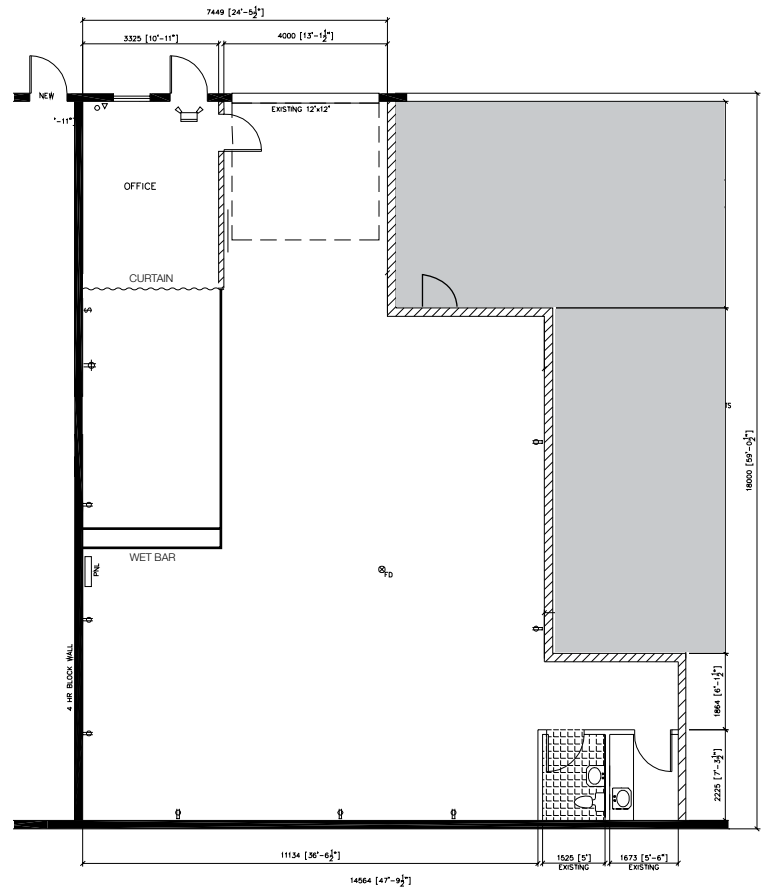
FOR LEASE | A2, 9805 HORTON ROAD SW



FOR LEASE | A2, 9805 HORTON ROAD SW



FLOOR PLAN



SITE PLAN

9727
EXISTING BUILDING

LINE OF 2ND FLOOR OVERHANG

BAY E

BAY D

BAY C

BAY B2

BAY B

BAY A

ELEC

GAS

MULTI-
TENANT
STORAGE

FOR LEASE

Excellent Central Location

A2, 9805 Horton Road SW



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