



FOR LEASE

Excellent Central Location B, 9805 Horton Road SW



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
- » 24' clear ceiling height in warehouse
- » Water and gas included in the operating cost
- » 70 amp panel; 208/120v 3 phase
- » 12' x 12' overhead drive in door
- Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA

NET MONTHLY RENT

OP COST & PROPERTY TAX

LEASE TERM

ZONING

CEILING HEIGHT

POWER

LOADING DOOR

2,160 SF

\$2.880

\$7.49 per sq. ft. (est for 2023)

5 years

I-G Light Industrial

24' in warehouse (clear)

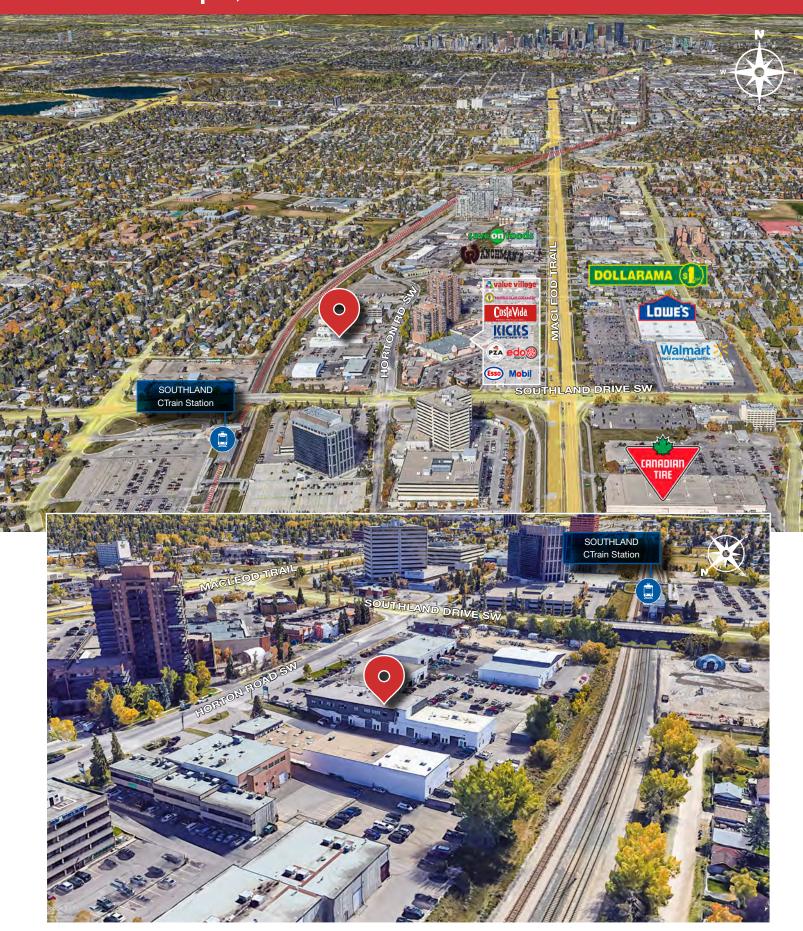
208/120V, 3phase, 70 amp

1 Drive In - 12' x 12'

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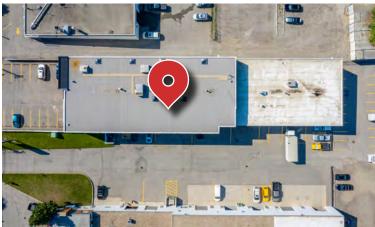




EXCELLENT CENTRAL LOCATION

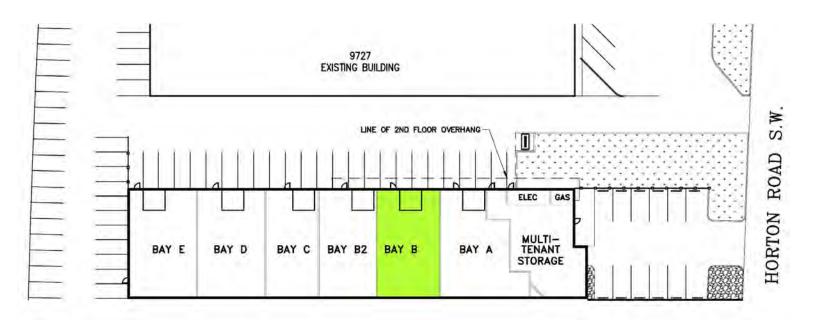
FLOOR PLAN





33'-11" +/9'-5" 23'-10" BAY B 2,160 sq. ft.

SITE PLAN



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