



Warehouse Space

B, 9805 Horton Road SW - 2,160 SF

PROPERTY HIGHLIGHTS

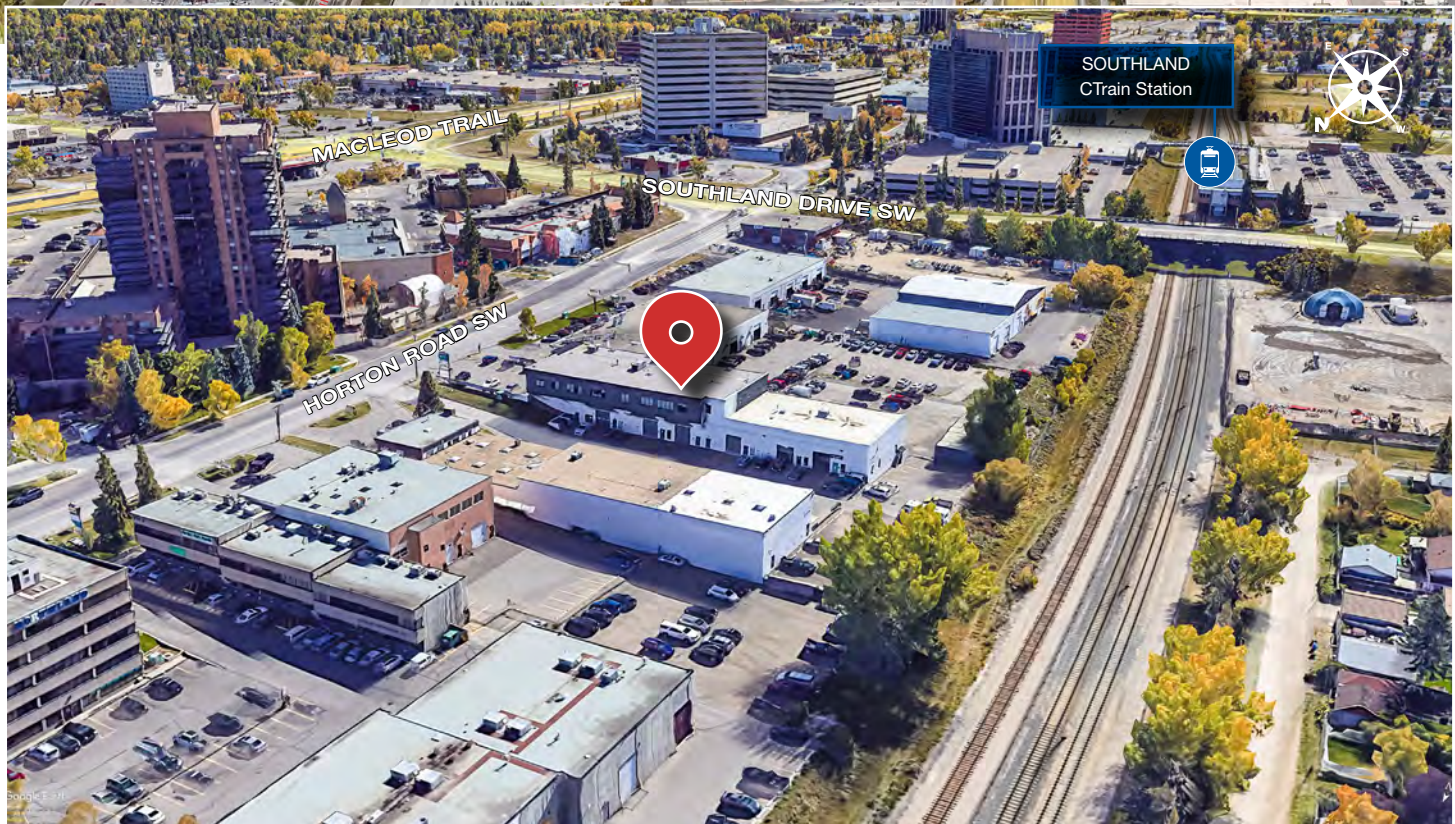
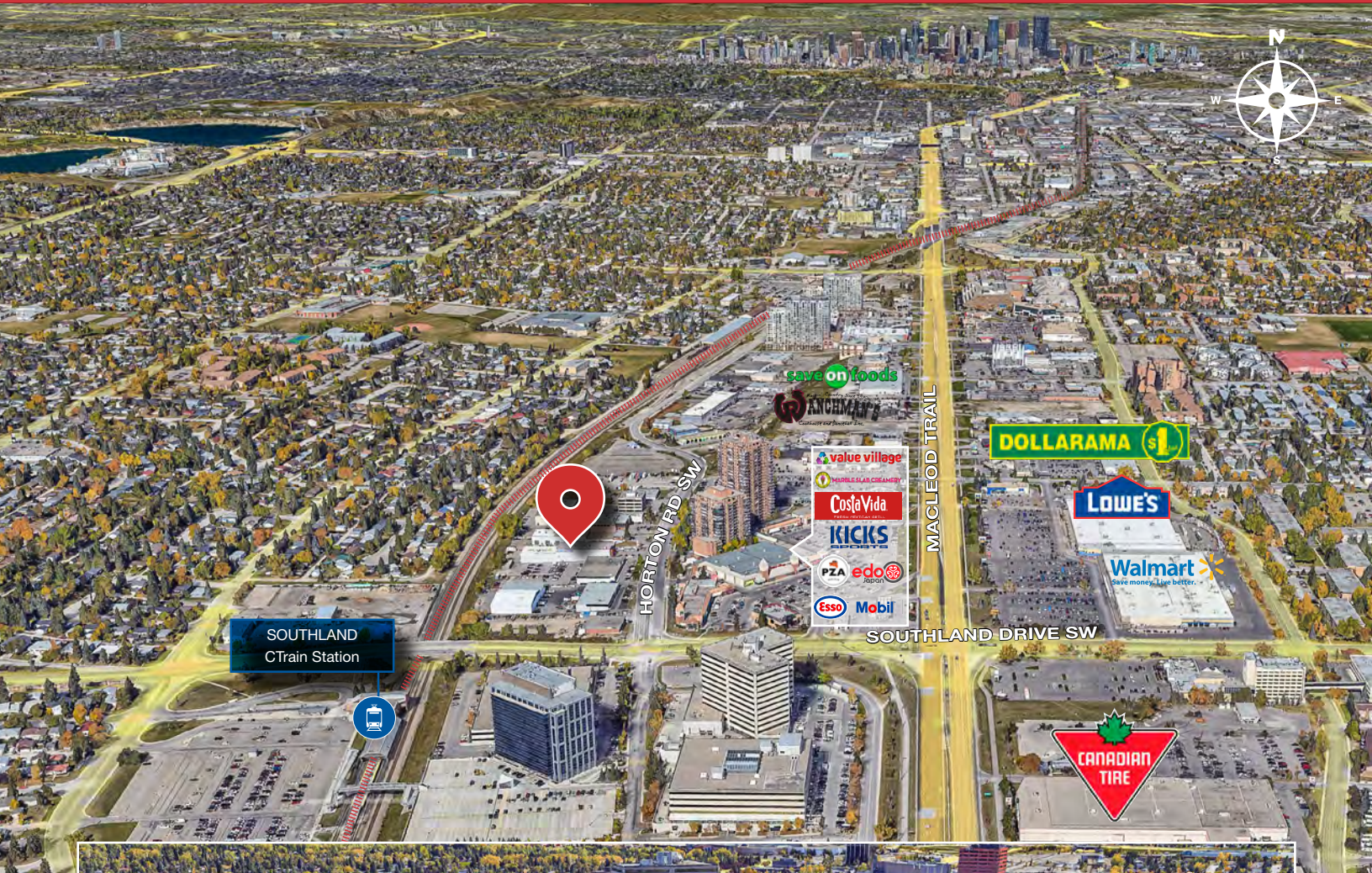
- » Ideally located with easy access to Southland Drive and Macleod Trail
- » Across the street from various restaurants and retail amenities as part of Southland Crossing shopping centre
- » Within walking distance to Southland CTrain Station
- » 24' clear ceiling height in warehouse
- » Water and gas 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

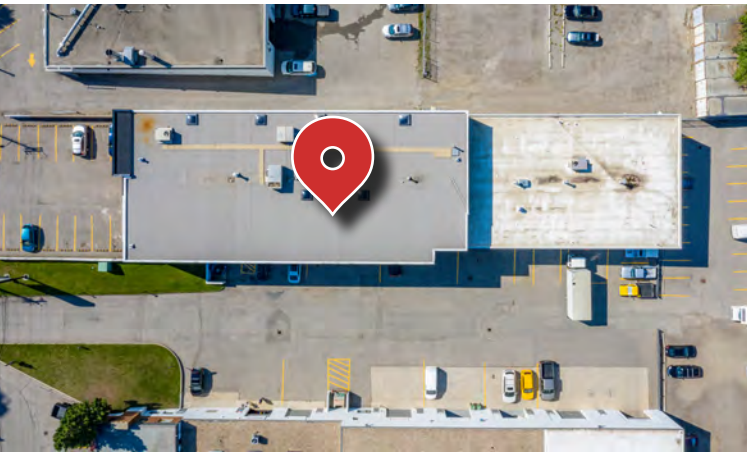
AVAILABLE AREA	2,160 SF
NET MONTHLY RENT	\$2,880
OP COST & PROPERTY TAX	\$7.49 per sq. ft. (est for 2023)
LEASE TERM	5 years
ZONING	I-G Light Industrial
CEILING HEIGHT	24' in warehouse (clear)
POWER	208/120V, 3phase, 70 amp
LOADING DOOR	1 Drive In - 12' x 12'



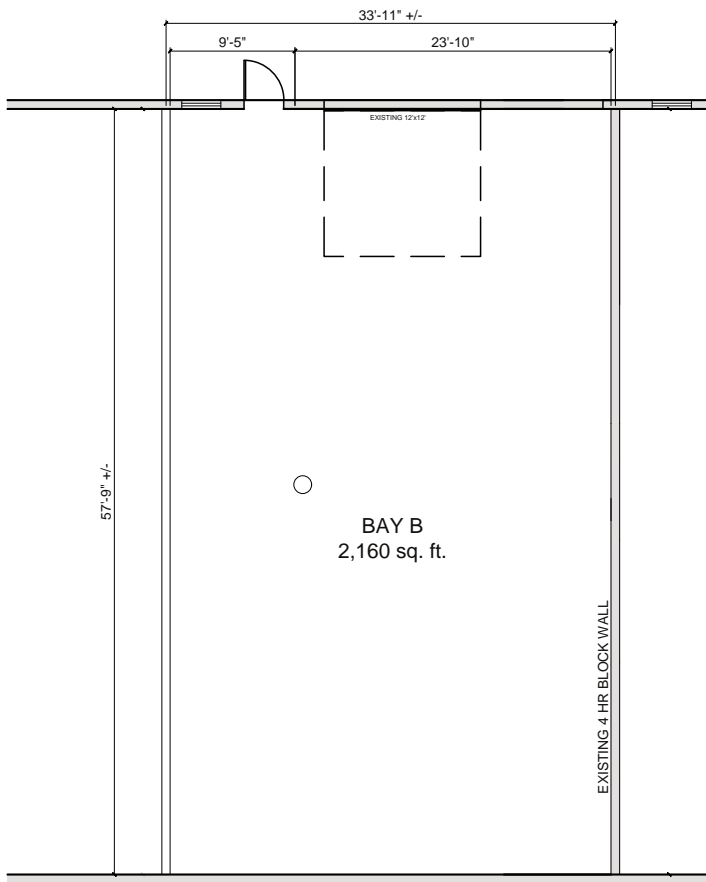
FOR LEASE | B, 9805 HORTON ROAD SW



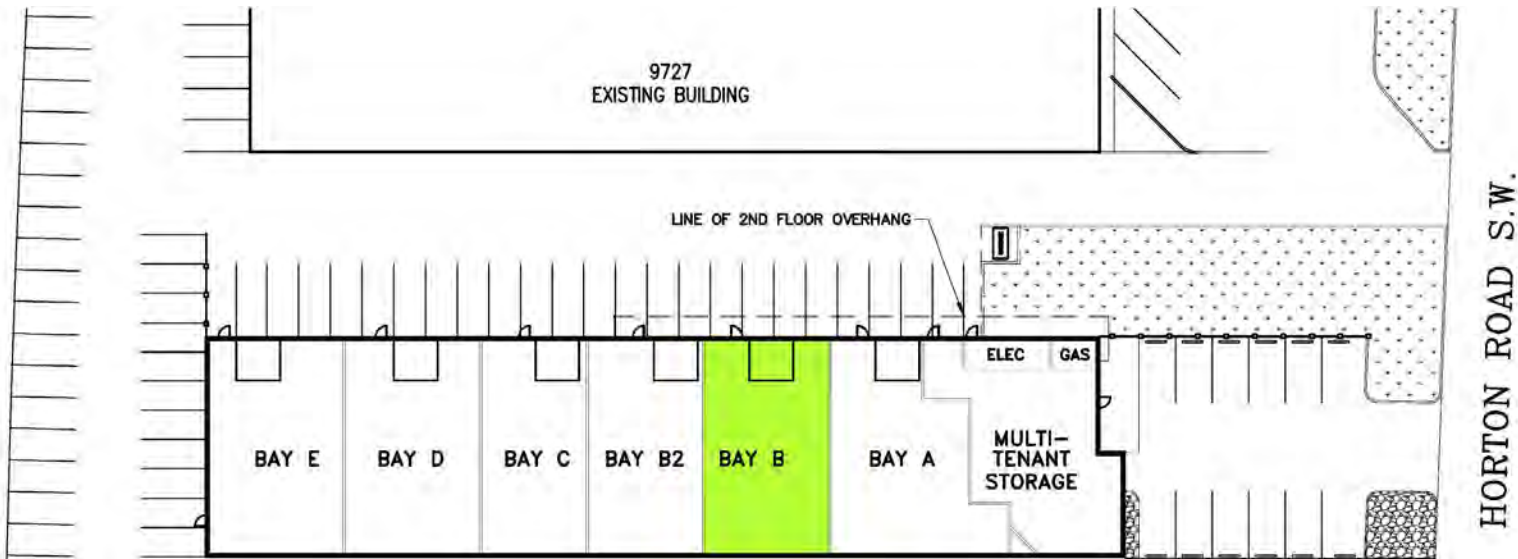
EXCELLENT CENTRAL LOCATION



FLOOR PLAN



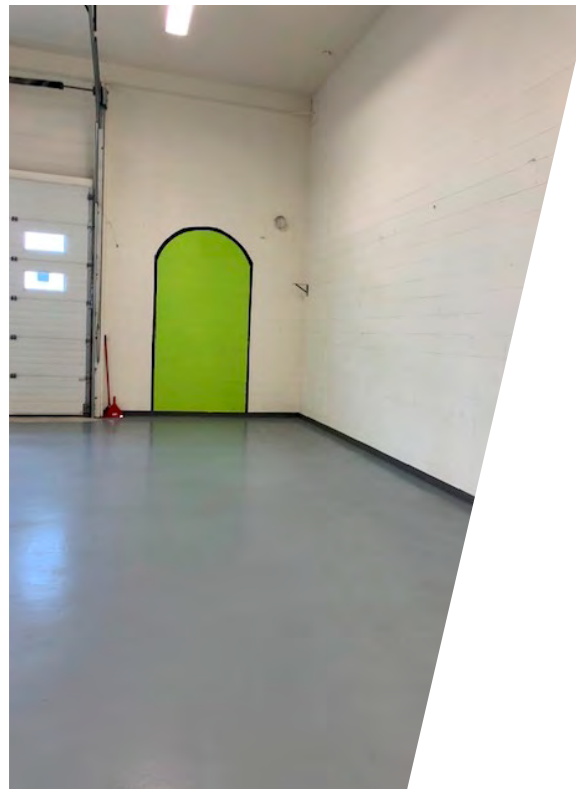
SITE PLAN



FOR LEASE

Excellent Central Location

B, 9805 Horton Road SW



Kaile Landry

Associate

klandry@naiadvent.com

(403) 669-3050

Jennifer Myles

Associate

jmyles@naiadvent.com

(403) 975-2616

Brody Butchart

Senior Associate

bbutchart@naiadvent.com

(403) 389 7857

Jamie Coulter, SIOR

Vice President/Partner

jcoulter@naiadvent.com

(403) 835 1535