



## Warehouse Space

#5, 9727 Horton Road SW - 1,490 SF

### PROPERTY HIGHLIGHTS

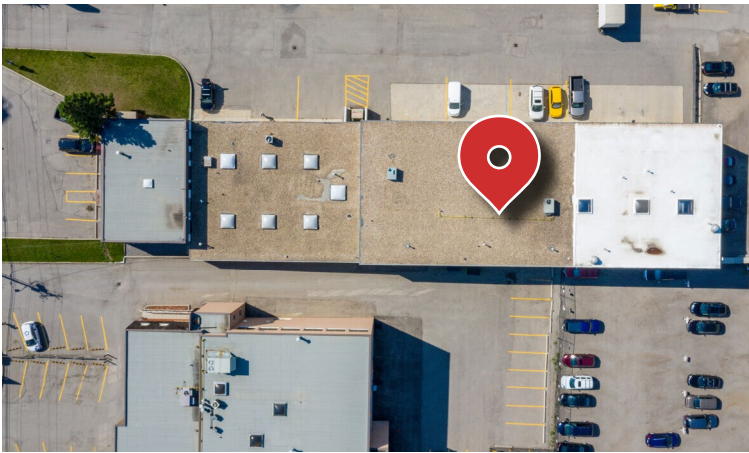
- » Ideally located with easy access to Southland Drive and Macleod Trail
- » Across the street from various restaurants and retail amenities as part of Southland Crossing shopping centre
- » Within walking distance to Southland CTrain Station
- » 18' clear ceiling height in warehouse
- » Water and gas included in the operating cost
- » 100 amp panel; 208/120v 3 phase
- » 12' x 12' overhead drive in door
- » Developed, owned and managed by Telsec Property Corporation

### SPACE DETAILS

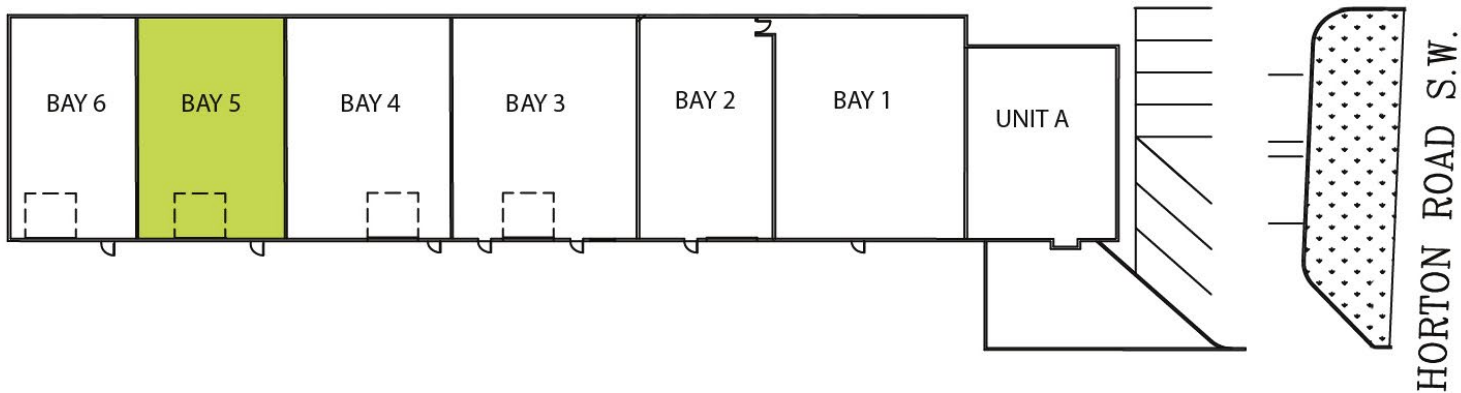
AVAILABLE AREA	1,490 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$8.25 PSF
LEASE TERM	5 Years
ZONING	I-G
CEILING HEIGHT	18' in warehouse
POWER	208/120V, 3phase, 100 amp
LOADING DOOR	12' x 12' drive in
AVAILABLE	May 1, 2025



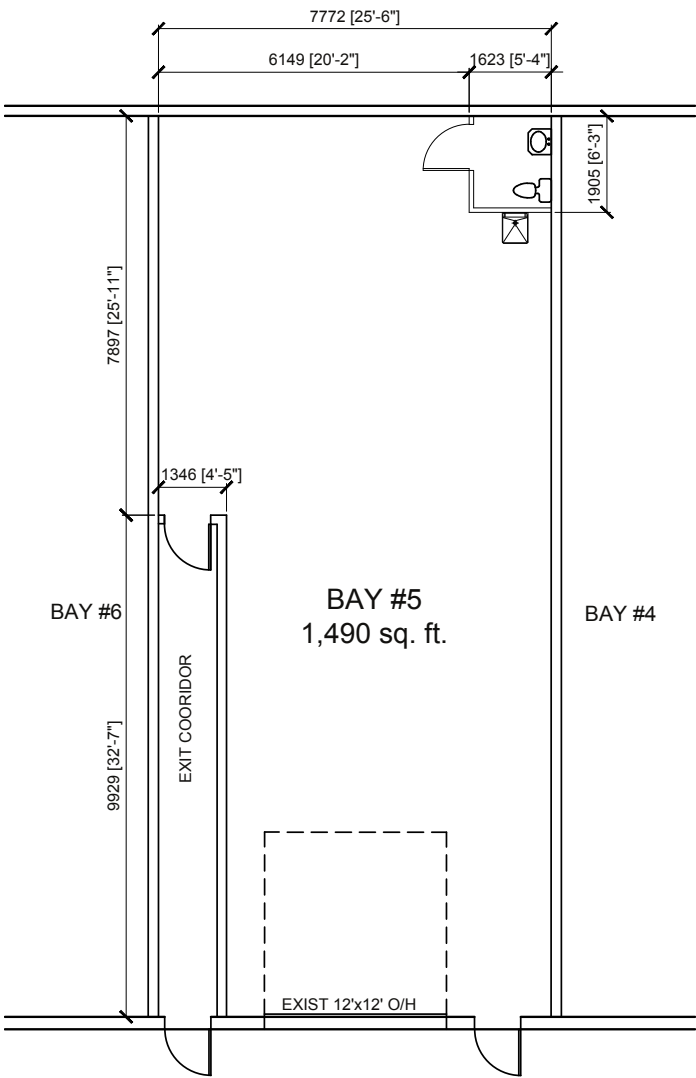
# FOR LEASE | #5, 9727 HORTON ROAD SW



## SITE PLAN



## FLOOR PLAN





# FOR LEASE

## Excellent Central Location

### #5, 9727 Horton Road SW



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