

**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

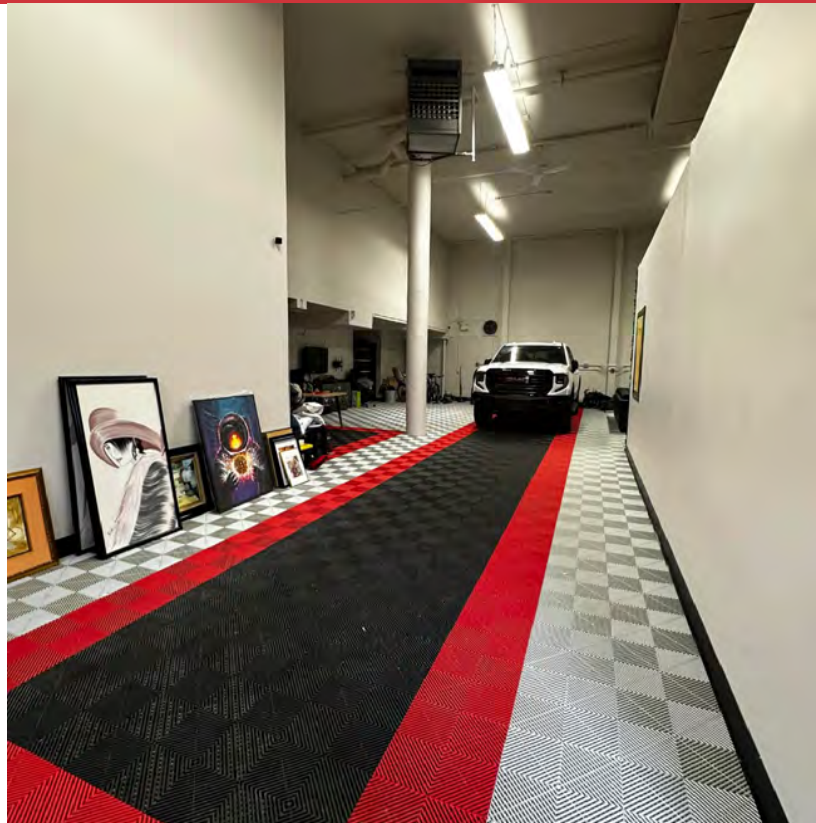
**SPACE DETAILS**

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



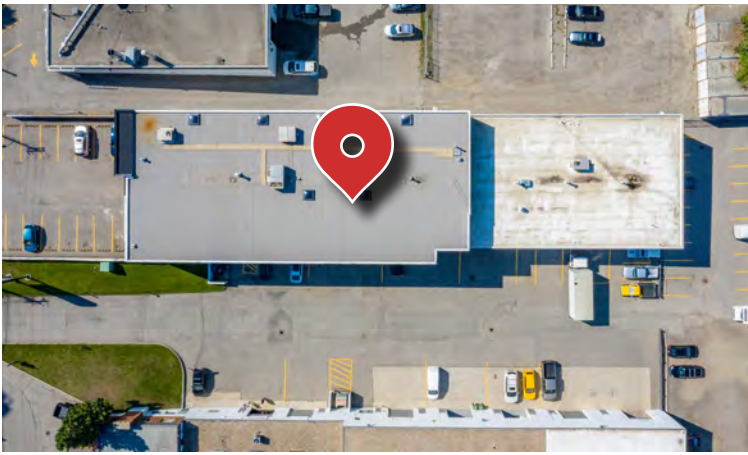


# FOR LEASE | A2, 9805 HORTON ROAD SW

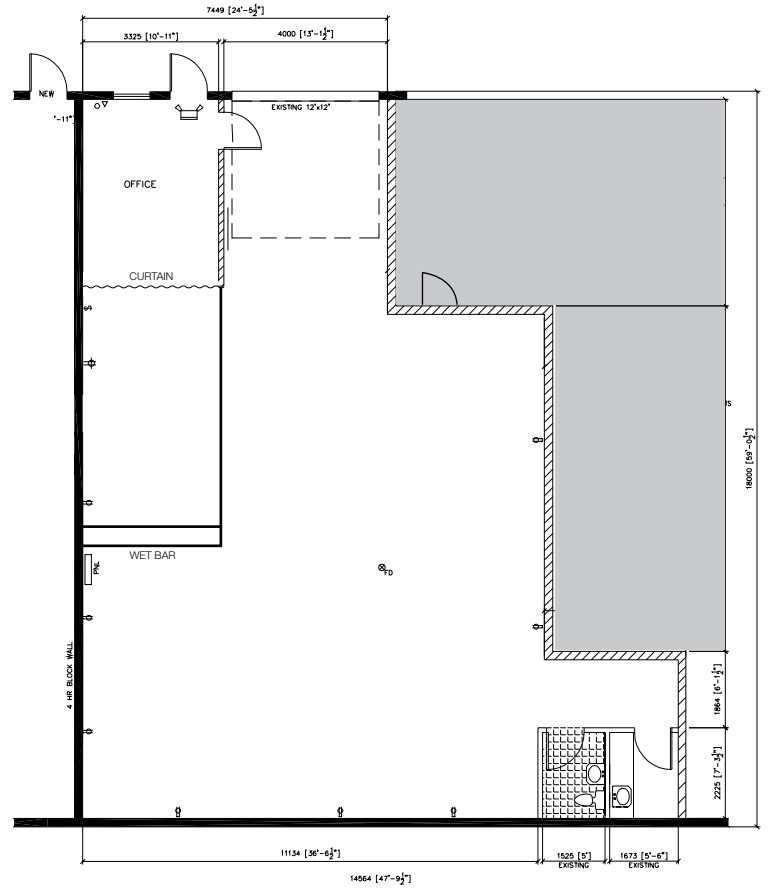




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## FLOOR PLAN



## 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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