



### FOR LEASE Excellent Central Location A2, 9805 Horton Road SW

### 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

AVAILABLE AREA NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM ZONING CEILING HEIGHT POWER LOADING DOOR PARKING AVAILABLE

#### SPACE DETAILS

2,184 SF \$2,950.00 \$8.38 PSF (2025) 5 Years I-G 18'11" in warehouse 208/120V, 3phase, 70 amp 12' x 12' drive in 1 Stall May 1, 2025

HORTON ROAD SW

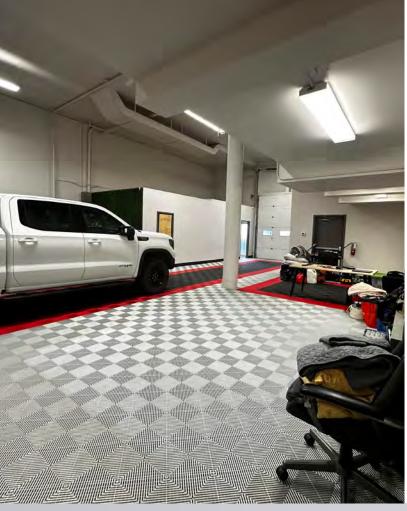
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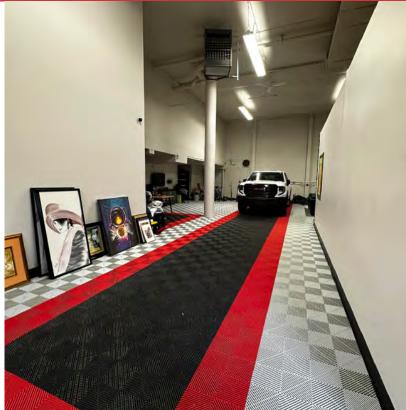


3633 8 Street SE Calgary, AB T2G 3A5 +1 403 984 9800 naiadvent.com

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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

