



INVESTMENT OPPORTUNITY

49,384 SF MANUFACTURING FACILITY ON 5.83 ACRES

64230 393 LOOP EAST

OKOTOKS, AB



Lead Agents:

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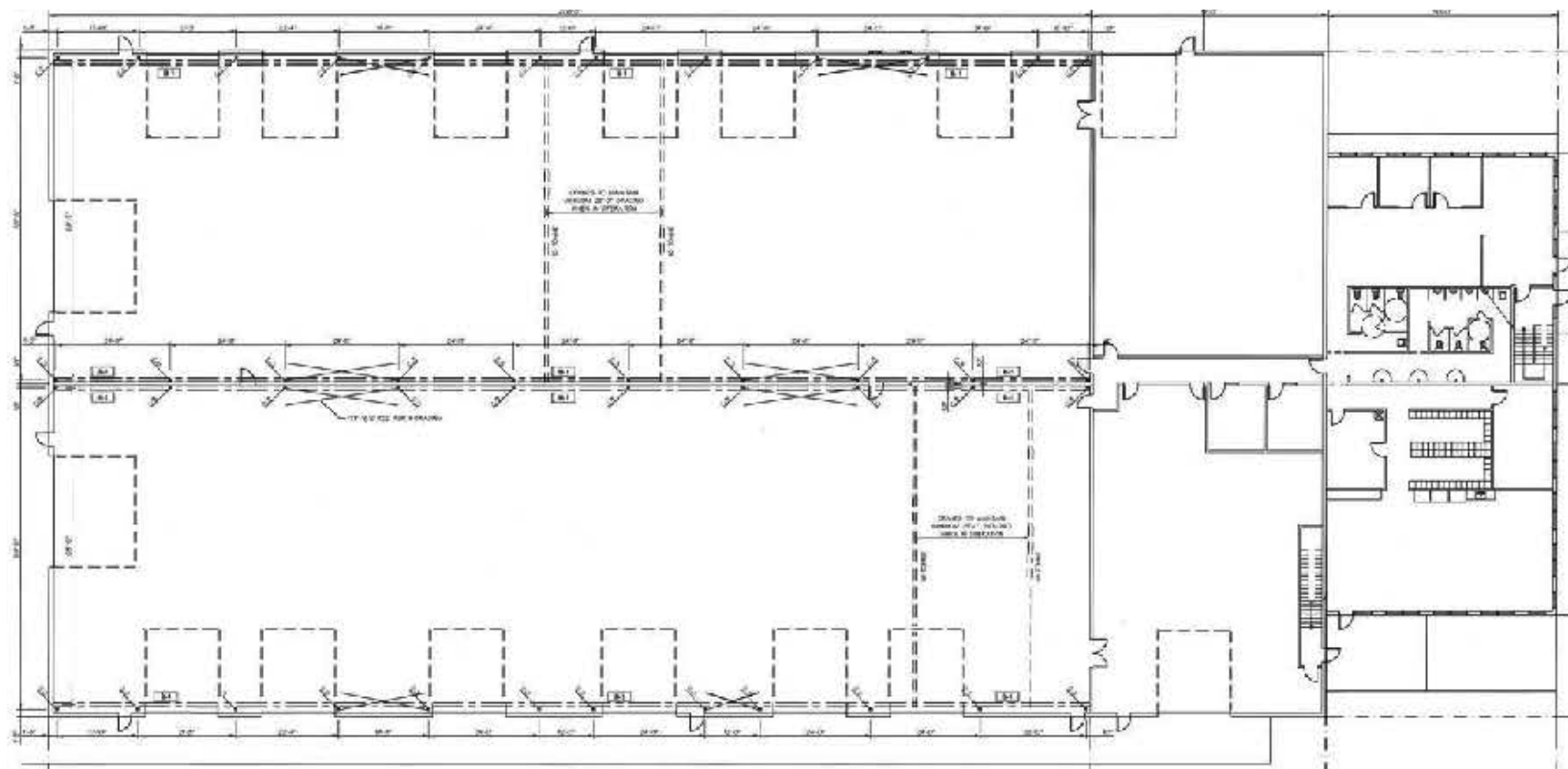
PROPERTY DETAILS

| | |
|---------------------|---|
| District: | Foothills County |
| Site Size: | ± 5.83 acres |
| Total Area: | ± 49,384 sf |
| Shop Area: | ± 39,984 sf |
| Office Area: | ± 9,400 sf (over 2 floors) |
| Loading: | 2 (24' x 18') drive-in doors 14 (16' x 18') drive-in doors |
| Ceiling Height: | 29' clear |
| Power: | 1,600A, 347/600V |
| Zoning: | Highway Industrial |
| Year Built: | 2013 |
| Cranes (North Bay): | Bridge 1: 1 x 10-ton single hook Bridge 2: 2 x 5-ton single hook |
| Cranes (South Bay): | Bridge 1: 2 x 5-ton single hook Bridge 2: 2 x 5-ton single hook |
| Hook Height: | 10 ton (single hoist): 21' x 9-7/8" Dual 2 x 5 tons: 21' x 7-7/8" |
| Asking Price: | Market |
| Property Taxes: | \$118,684.73 (2024) |
| Available: | Leased until December 31, 2027 with 2 renewal options Please contact agents for lease details (NDA required) |

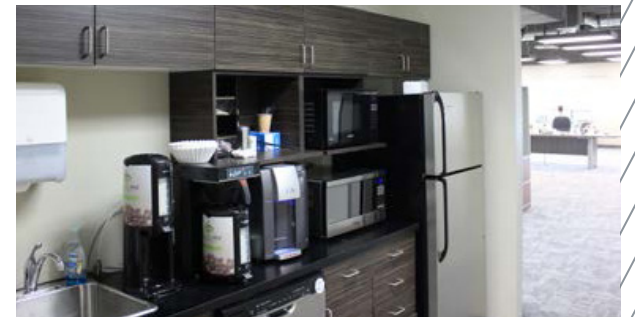
Highlights

- Fully leased, freestanding manufacturing facility
- Heavily compacted yard with drive-around access
- Class "A" industrial facility
- Modern designed office space (well-developed)
- Pre-cast building construction
- Makeup air (specification TBV)
- Radiant tube heaters in shop
- Quick access to Highway 2A
- 16 drive-in doors total
- Seven cranes
- Many nearby amenities

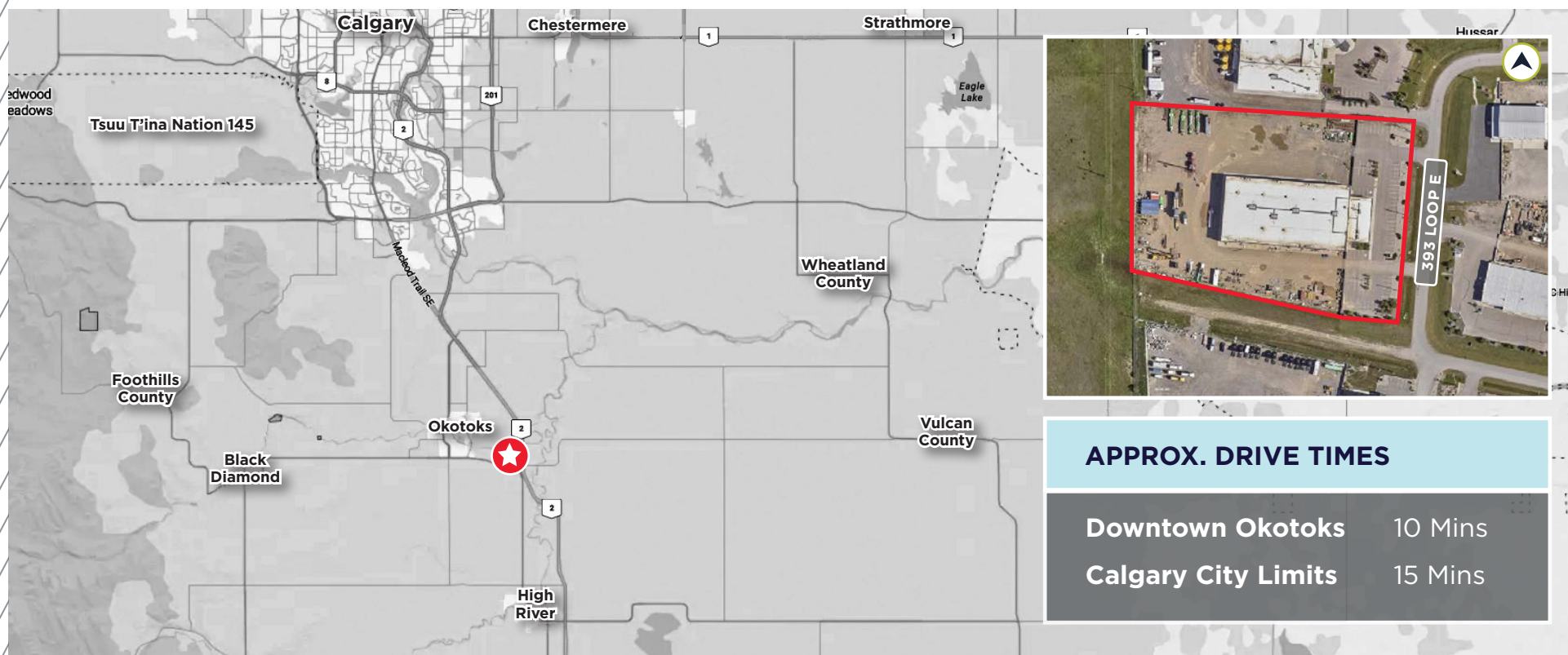




*Not to scale, not exactly as shown.



LOCATION MAP



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