



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)

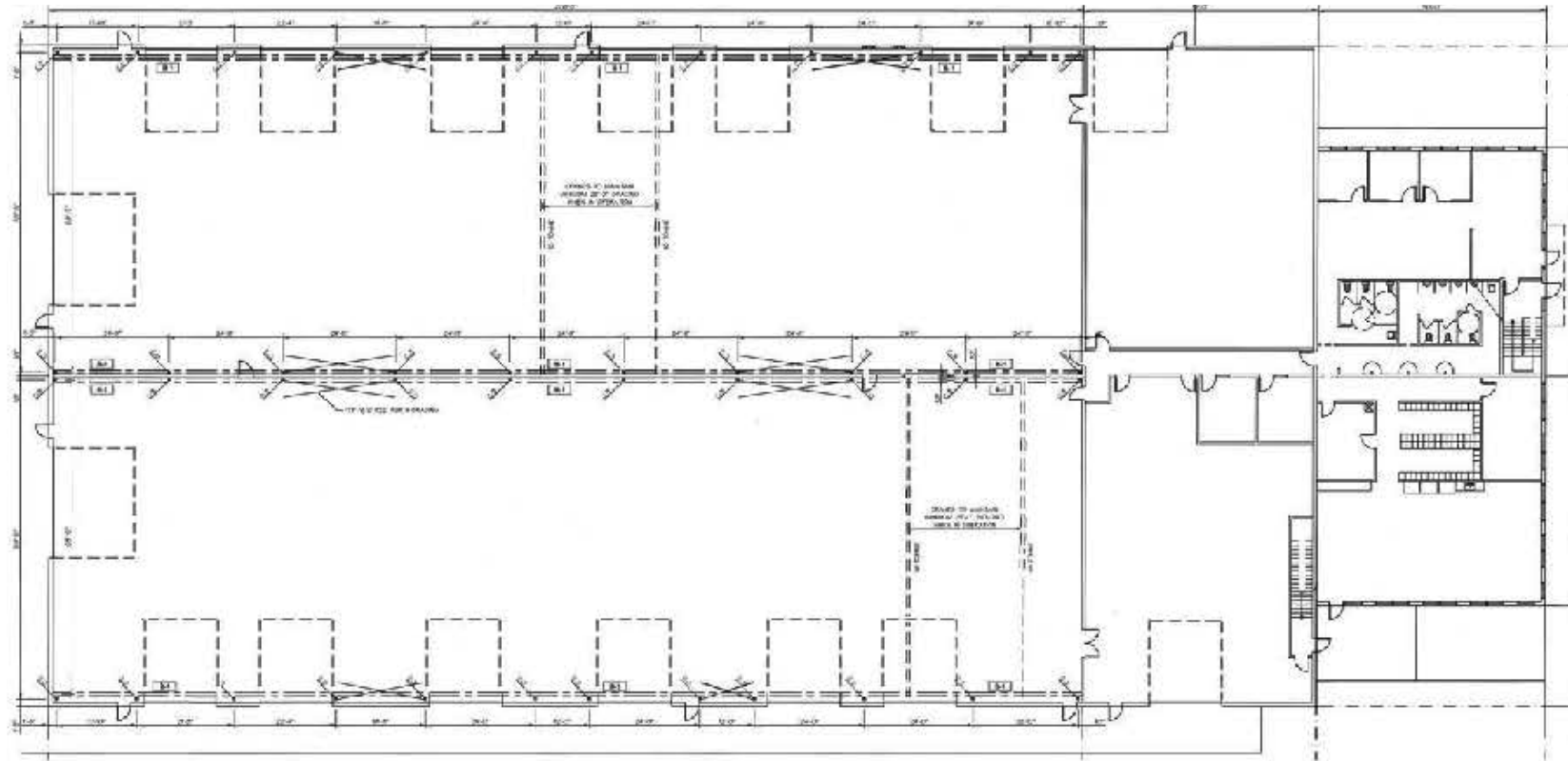
Highlights

- 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

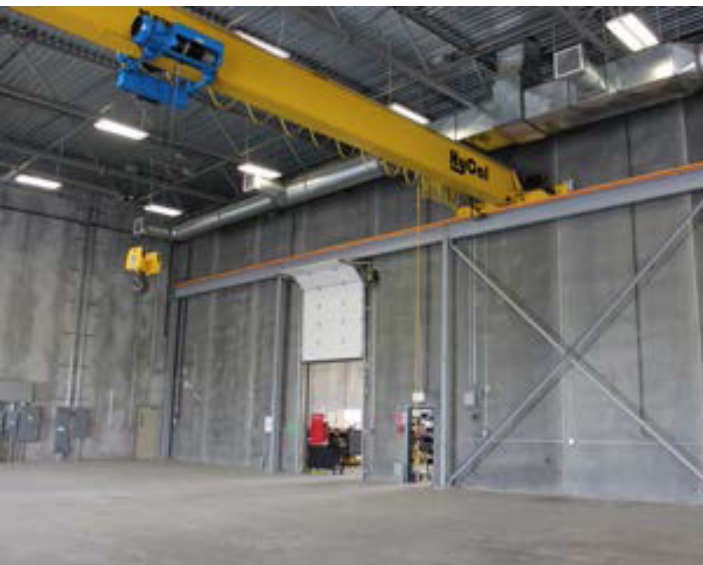


FLOOR PLAN

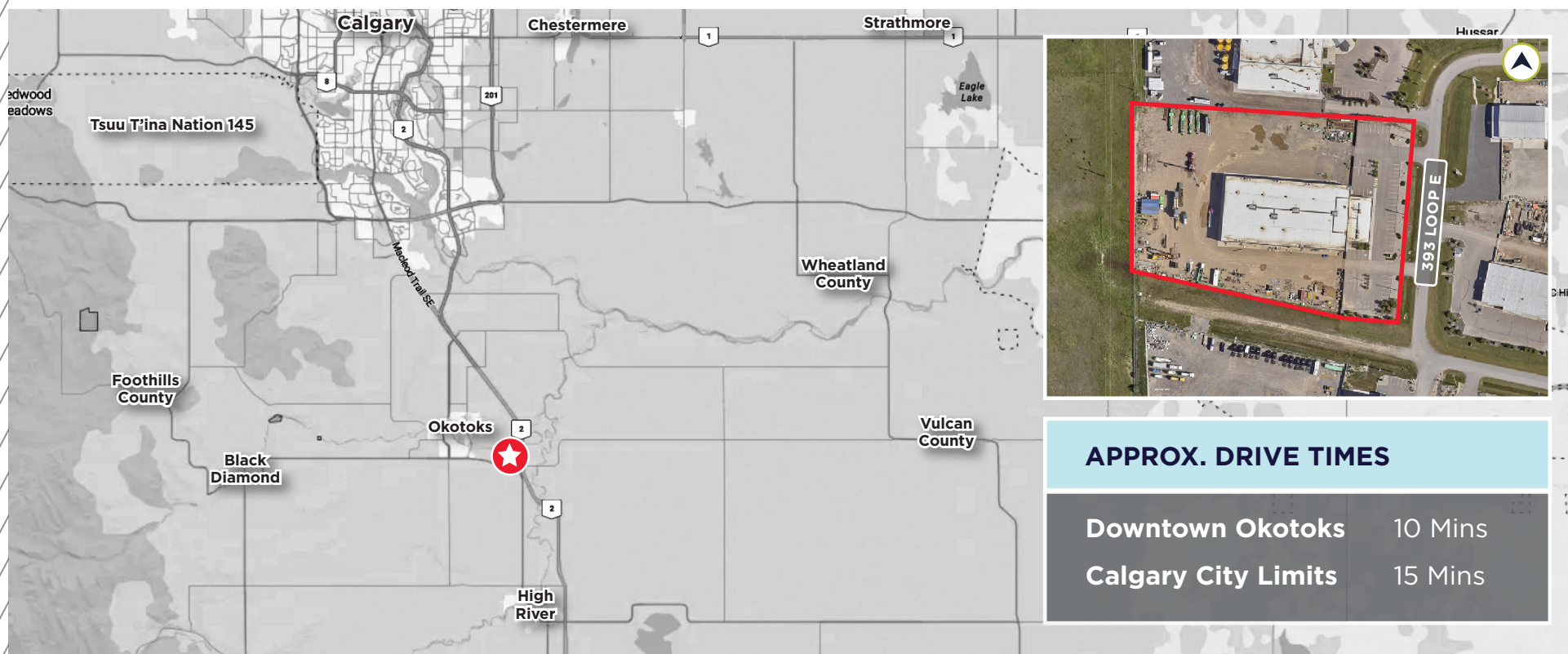
FOR SALE | 64230 393 Loop East, Okotoks, AB



*Not to scale, not exactly as shown.



LOCATION MAP



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