

3,997 SF Industrial Bay
// With 3,000 SF of Fenced Yard

FOR LEASE

64062 393 Avenue East, Unit 20
Warner Business Park, Foothills County, AB



Presented by:

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



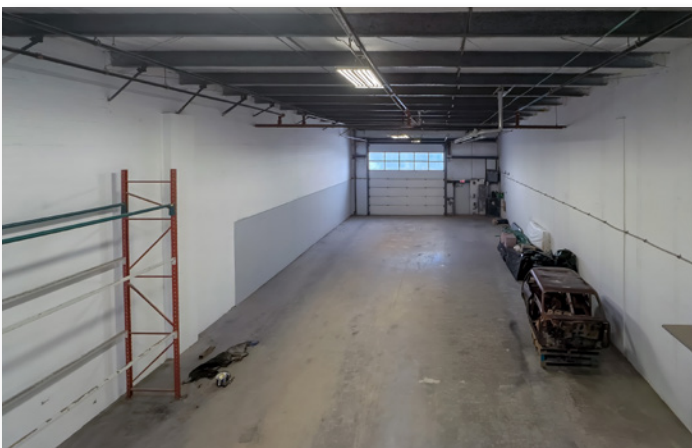
PROPERTY OVERVIEW

District:	Warner Business Park, Foothills County
Zoning:	Business Park (BP)
Square Footage Breakdown:	
Office:	± 790 SF
Warehouse	± 3,208 SF
Total:	3,997 SF
Clear Height:	22' - 24'
Loading:	1 Drive-in (16'w x 16'h)
Power:	200 Amps, 3 Phase (TBV)
Lease Rate:	\$14.00 PSF with escalations
Operating Costs:	\$5.00 PSF (Est. 2026)
Availability:	November 1, 2026

PROPERTY COMMENTS

- **±3,000 SF of fenced yard**
- Oversized 16' x 16' drive-in doors with automatic door openers
- 790 SF of second-floor office space, including one private office, open-concept area, kitchenette, and one washroom
- Large warehouse area with one washroom (32' W x 96' footprint)
- 200 amps of power
- Double-compartment sump
- Double-row paved parking
- Only five minutes to the City of Okotoks and 15 minutes to the Calgary city limits
- Close proximity to Highway 2, Highway 2A, and Highway 54

PROPERTY // Photo Gallery



ZONING // Business Park District (BP)

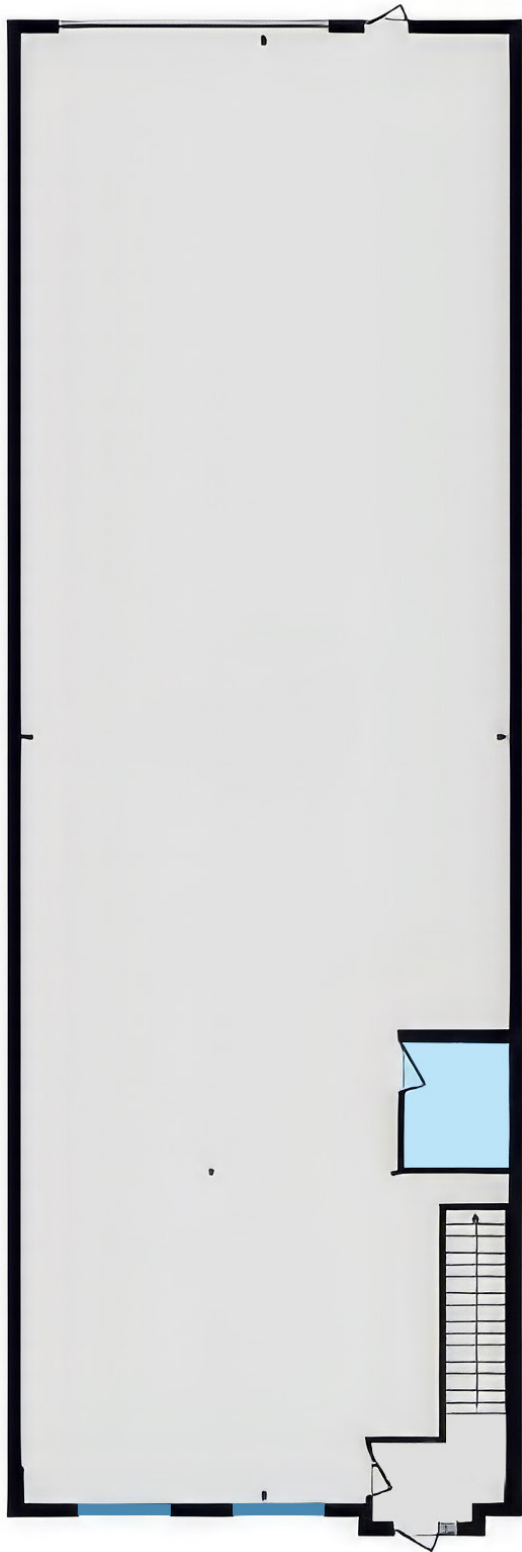
PERMITTED USES

- Amenity spaces for pedestrian use
- Public works
- Signs not requiring a development permit
- Utility services, minor

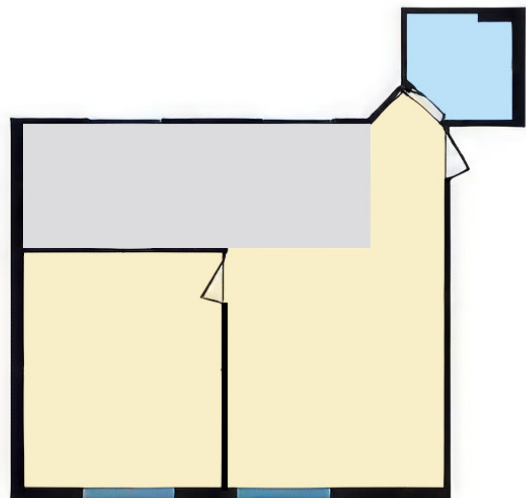
DISCRETIONARY USES

- | | |
|--|--|
| <ul style="list-style-type: none">• Accessory uses• Agricultural processing and Distribution• Agricultural support services• Amusement and entertainment services• Animal care services• Auto body• Auto repair• Auto sales• Business office• Car/ truck wash• Commercial school or college• Commercial storage• Contractor, general• Contractor, limited• Convenience stores• Dwelling, temporary (accessory to principal use)• Farm equipment sales and service• Financial services• Food service, drive in• Government Services• Health care services• Industry, General• Industry, Light• Industrial, Manufacturing/ Processing | <ul style="list-style-type: none">• Industrial, Storage and Warehousing• Intensive vegetation operation• Manufacturing, light• Lot grading• Neighborhood pub• Outdoor storage• Personal service establishments• Protective and emergency services• Public and quasi-public installation and facilities• Public market• Recreation, indoor• Recreation, outdoor• Recreational Vehicle Sales• Recreation vehicle storage• Recycling collection point• Restaurant• Retain garden centre• Retail store• Service station• Signs requiring a development permit• Storage compound (accessory to principal use)• Warehousing and storage |
|--|--|

FLOOR PLANS



Main Floor



Second Floor

LOCATION



Drive Times:

City of Okotoks: **5 minutes**

City of Calgary (Stoney Trail): **15 minutes**

City of High River: **15 minutes**



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