

Multi-Tenant Industrial Building in Okotoks Business Park



FOR LEASE

**261 & 265
DON SEAMAN WAY**

OKOTOKS, AB



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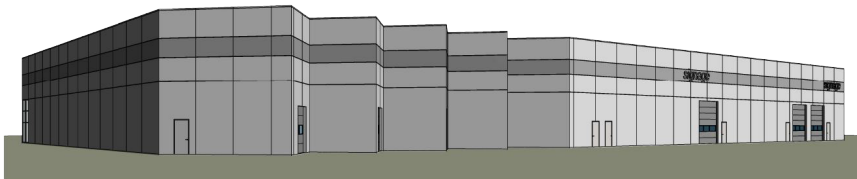
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PROPERTY FACTS

District:	Okotoks Business Park
Legal Description:	Plan 1113529, Block 7, Lots 1 & 2
Zoning:	IBP (Industrial Business Park)
Site Size:	2.21 acres
Total Building Area:	± 40,936 sf
Ceiling Height:	24' clear (TBV)
Lighting:	LED in warehouse
Parking:	47 stalls
Available:	Q3 2025

COMMENTS

- Multi-tenant industrial building in Okotoks Business Park
- 3 access points (along Don Seaman Way and North Railway Street)
- Frontage onto North Railway Street



View from Northeast Corner

AVAILABLE AREA

BAY A

Available Area:	± 4,087 sf
Loading:	1 drive-in door
Power:	200A
Asking Rate:	Market
Op. Costs:	TBV

BAY C

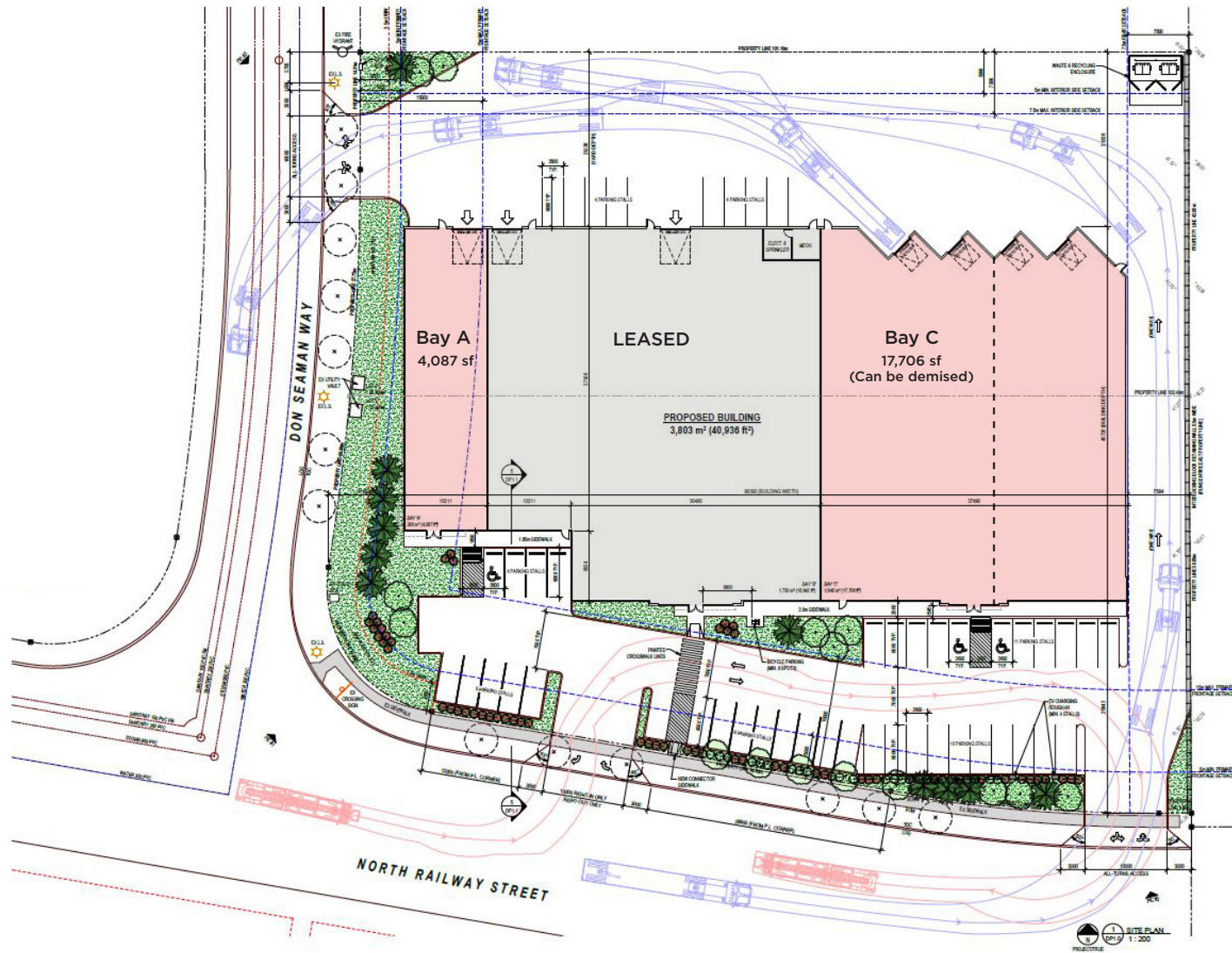
Available Area:	± 17,706 sf (can be demised)
Loading:	4 dock doors
Power:	400A
Asking Rate:	Market
Op. Costs:	TBV



View from Southeast Corner

CONCEPTUAL SITE PLAN

261 & 265 DON SEAMAN WAY, OKOTOKS, AB



*Not to scale and subject to change.



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