 **JLL** SEE A BRIGHTER WAY

# For Lease

1103 N. Railway Street, Unit 101  
Okotoks, AB

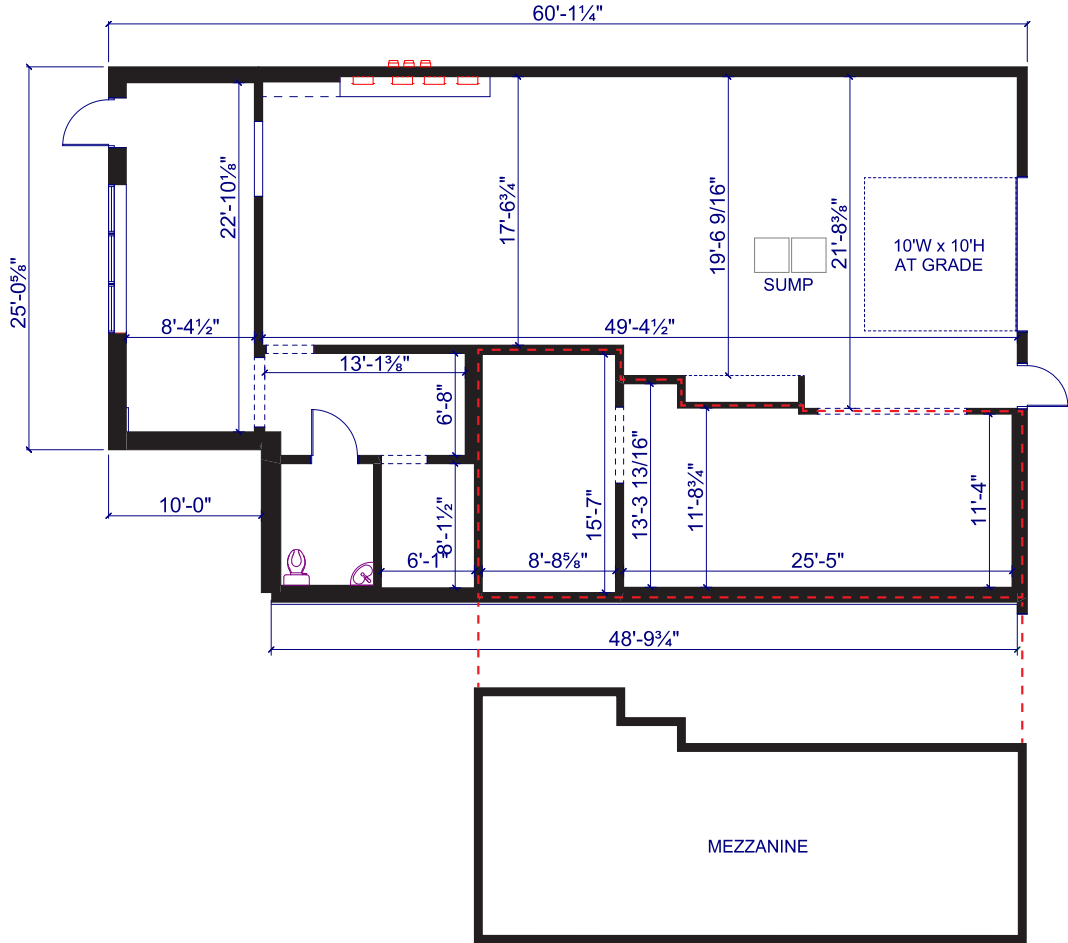
- 1,689 s.f. with drive-in loading
- Automotive uses considered
- Clean shop space with office area
- Reserved parking
- Direct exposure to North Railway Street



# Property Details

<b>District</b>	Okotoks Business Park		<b>Power</b>	200 amps
<b>Zoning</b>	IBP (Industrial Business Park)		<b>Gross Rent</b>	\$4,500 per month
<b>Building Size</b>	Office	± 385 s.f.	<b>Utilities</b>	Separately metered
	Warehouse	± 1,304 s.f.	<b>Available</b>	Immediately
	Total:	± 1,689 s.f.	<b>Features</b>	<ul style="list-style-type: none"> <li>• Dedicated parking</li> <li>• Dual compartment sump</li> <li>• Heat recovery ventilation unit</li> <li>• Car wash located next door</li> <li>• Small storage mezzanine</li> <li>• Pylon signage opportunity</li> </ul>
<b>Ceiling Height</b>	16'			
<b>Loading</b>	1 (10' x 10') Drive-In Door			

# Floor Plan



# Photos



# Site Map



## Drive Times



Deerfoot Trail (Highway 2) **9 mins. | 8.1 km**



Calgary Int. Airport **45 mins. | 57.6 km**



Stoney Trail (Ring Road) **20 mins. | 22.9 km**



Calgary City Limits **40 mins. | 48.8 km**

## Contact us for more information



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