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## 104, 280 MACLENNAN CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
29791


**MLS ID:**  
A2202632

**\$24**



 **SUSAN LORE**  
 (780) 714-1060

 **COLDWELL BANKER UNITED**  
 780-714-5050

  
104, 280 MacLennan Crescent , Fort McMurray , Alberta T9H 4G1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 454	<b>Lease Amount</b> 24.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> BI	<b>Subdivision</b> Mackenzie Park
<b>Building Type</b> See Remarks,Warehouse	<b>Year Built</b> 1998	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 7921539
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 90419
<b>Lot Size (Acres)</b> 2.08	<b>Footprint (Sq. Ft.)</b> 1500	<b>Access to Property</b> Front and Rear Drive access,Direct Access,Public Transportation Nearby,See Remarks,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Maximize your operational efficiency with Bay 104. 3000 sqft industrial warehouse space available for lease at 280 MacLennan Crescent. It features office spaces, reception, washroom, in-floor heating and a make-up air system, ensuring a safe, comfortable, controlled, and compliant environment. The space includes two 14' bay doors for convenient access and is equipped with a floor drain and oil separator for easy maintenance. With ample parking available both in the front and back of the building. Functional and accessible solution for your business needs. Excellent exposure conveniently located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core. Competitive net rent starting at \$24.00 PSF . Predictable \$1.00 annual escalations Two (2) months net rent-free . Rates and Terms Available on a five-year commitment. Call us today to book a showing.

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