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CONSTRUCTION/CONTRACTOR 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

Transaction Type For Lease	Days On Market 402	Lease Amount 24.00
Lease Frequency Annually	Zoning BI	Subdivision Mackenzie Park
Building Type See Remarks,Warehouse	Year Built 1998	Structure Type Industrial
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 7921539
Building Area (Sq. Ft.) 3000.00	Building Area (Sq. M.) 278.71	Lot Size (Sq. Ft.) 90419
Lot Size (Acres) 2.08	Footprint (Sq. Ft.) 1500	Access to Property Front and Rear Drive access,Direct Access,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports 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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