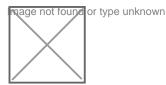


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## CONSTRUCTION/CONTRACTOR FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Fort McMurray, Alberta

Listing ID:

29791

MLS ID:

A2202632

\$30



**△** SUSAN LORE

**2** (780) 714-1060

□ COLDWELL BANKER UNITED

**2** 780-714-5050

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

Transaction Type Days On Market Lease Amount

For Lease 109 30.00

Lease FrequencyZoningSubdivisionAnnuallyBIMackenzie Park

Building Type Year Built Structure Type

See Remarks 1998 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial7921539

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

3000.00 278.71 90419

Access to Property

Lot Size (Acres)Footprint (Sq. Ft.)Front and Rear Drive access, Direct2.081500Access, Public Transportation

Nearby, See Remarks, Visual Exposure

Inclusions Restrictions Reports

N/A None Known 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 and can be combined with Bay 108 for a combined total of 6000 SF. 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.

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