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102, 286 MACLENNAN CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Fort McMurray, Alberta

Listing ID:
29861


MLS ID:
A2203611

\$25



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

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


102, 286 MacLennan Crescent , Fort McMurray , Alberta T9H 4G1

Transaction Type For Lease	Days On Market 332	Lease Amount 25.00
Lease Frequency Annually	Zoning BI	Subdivision Mackenzie Park
Building Type Warehouse	Year Built 1998	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7921539
Building Area (Sq. Ft.) 3901.00	Building Area (Sq. M.) 362.41	Lot Size (Sq. Ft.) 90419
Lot Size (Acres) 2.08	Footprint (Sq. Ft.) 3901	Heating In Floor,Natural Gas
Access to Property Airport Nearby,Front and Rear Drive access,Direct Access,Public Transportation Nearby,See Remarks	Inclusions N/A	Restrictions None Known
Reports None		

Unlock the potential of your business with this versatile 3,901 SF industrial warehouse space available for lease at 102-286 MacLennan Crescent. Designed to support a wide range of business operations, this property features 200 amp, 3-phase service, providing reliable power for heavy equipment and demanding processes. The space is equipped with in-floor heating and a make-up air system, ensuring a safe, comfortable, and compliant work environment. For streamlined logistics, the warehouse offers one 12'x16' and two 12'x14' grade-level bay doors, facilitating smooth loading and unloading. The property also includes a floor drain/sumps system for easy maintenance. Parking is abundant with ample parking and yard at both the front and rear of the building, to accommodate trucks, trailers, and additional equipment storage. Located in the well-positioned MacKenzie Industrial Park, this property benefits from excellent exposure in Fort McMurray's southeast sector. With direct access to Highway 69 and close proximity to Highway 63, the site offers seamless connectivity to the airport, downtown core, and major industrial routes. This functional and accessible warehouse bay is an ideal solution for businesses seeking a strategic location with modern amenities. Competitive net rent starting at \$25.00 PSF Predictable \$1.00 annual escalations) Two (2) months net rent-free. Rates and Terms Available on a five-year commitment Contact us today to secure this prime industrial space!

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