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## 102, 286 MACLENNAN CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Fort McMurray, Alberta

Listing ID:

29861 A2203611

\$28



**△** SUSAN LORE

**(780)** 714-1060

□ COLDWELL BANKER UNITED

**2** 780-714-5050

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

MLS ID:

**Transaction Type** 

For Lease

**Days On Market** 

28.00

247

ВΙ

Lease Frequency

Zoning

Subdivision Mackenzie Park

Lease Amount

Annually

**Building Type** 

Warehouse

Year Built 1998

Structure Type

Industrial

**Property Type Property Sub Type** Commercial

Industrial

Legal Plan 7921539

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

362.41

3901

Lot Size (Sq. Ft.)

90419

Lot Size (Acres)

3901.00

2.08

Footprint (Sq. Ft.)

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. Inquire today to secure this prime industrial space!

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