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189 MACKENZIE BOULEVARD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
34667


MLS ID:
A2297703

\$35



 **SUSAN LORE**
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 189 Mackenzie Boulevard , Fort McMurray , Alberta T9H 0C8

Transaction Type For Lease	Days On Market 66	Lease Amount 35.00
Lease Frequency Annually	Lease Term Other	Sub Lease 1
Zoning BI	Subdivision Mackenzie Park	Year Built 2014
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 0740757	Building Area (Sq. Ft.) 8750.00	Building Area (Sq. M.) 812.89
Lot Size (Sq. Ft.) 30589	Lot Size (Acres) 0.70	Footprint (Sq. Ft.) 8750
Access to Property Airport Nearby,Direct Access,On Major Traffic Route,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

High-Exposure Office/Warehouse Space | 8,750 SF in MacKenzie Industrial Park. Position your business in the heart of MacKenzie Industrial Park with this highly functional and professionally developed 8,750 SF office/warehouse space. Designed to accommodate a wide range of industrial and service-based users, this property offers an exceptional balance of front-of-house professionalism and efficient warehouse functionality. The office component is exceptionally well developed, featuring expansive window lines and extensive glazing that flood the space with natural light. This bright and welcoming environment creates a strong professional presence for both staff and clients while supporting a healthy, productive workplace. The layout includes a reception area, ten private offices, large open bullpen with modular workstations, copy room, washrooms, and a spacious boardroom/breakout/lunchroom complete with kitchenette—delivering both functionality and comfort in a clean, modern setting. The warehouse component is equally well-equipped, offering three grade-level overhead doors, a man door, sump. Additional features include a janitor/laundry room, washroom, shower room, and server room. The site offers an excellent yard and parking configuration, including 18 energized stalls contiguous to the bays and an additional 12 energized stalls along the east side of the building. A secured rear fenced yard area (approx. 30' x 40') with gate access provides added functionality for storage or operations. Strategically positioned along MacKenzie Boulevard in the southeast sector of Fort McMurray, the property benefits from outstanding exposure adjacent to Highway 63 with direct connectivity to Highway 69. Located within the established MacKenzie Industrial Park, the site offers efficient access to the airport and downtown core, with the added convenience of a neighboring truck wash—ideal for users requiring accessibility and visibility. Zoned BI – Business Industrial, this property accommodates a broad range of industrial and commercial uses. With its strong combination of location, functionality, and professional buildout, this is an outstanding opportunity to elevate your operations in one of Fort McMurray's premier industrial nodes.

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