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290 MACLENNAN CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
34709


MLS ID:
A2298322

\$28



 **SUSAN LORE**
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 290 Maclellan Crescent , Fort McMurray , Alberta T9H 5C8

Transaction Type For Lease	Title Fee Simple	Zoning BI
Subdivision Mackenzie Park	Building Type Free-Standing,See Remarks,Warehouse	Year Built 2002
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 7921539	Building Area (Sq. Ft.) 4500.00	Building Area (Sq. M.) 418.06
Lot Size (Sq. Ft.) 91496	Lot Size (Acres) 2.10	Footprint (Sq. Ft.) 4500
Heating In Floor,Natural Gas	Commercial Amenities Floor Drain(s)/Grease Trap(s),Paved Yard,See Remarks	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Public,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Position your business in the heart of MacKenzie Industrial Park with this highly functional 4,500 SF warehouse/office space designed to support a wide range of industrial, service, and contractor-based operations. The premises features a well-appointed 1,500 SF office component including reception, three private offices, washroom, staff room, and storage—providing a professional front-of-house environment for your team and clients. The 3,000 SF clear-span warehouse bay offers excellent usability with two (2) 18' x 14' overhead doors, in-floor heating, 21' to 25" clear ceiling height, sumps, hot and cold water supply, and a newly renovated washroom. The space is serviced with 240 amp, 3-phase power, accommodating a variety of operational requirements. Excellent parking configuration featuring abundant, dedicated paved front parking, additional side parking, and shared scramble parking at the side loading bay doors, allowing for efficient circulation and ease of access for staff, clients, and fleet vehicles. Strategically located in the southeast sector of Fort McMurray, the property offers excellent exposure along MacLennan Crescent with direct access to Highway 69 and close proximity to Highway 63, providing seamless connectivity to the Fort McMurray International Airport and downtown core. The property is zoned BI – Business Industrial, permitting a wide range of industrial and commercial uses. Situated within a well-established industrial node, this property delivers strong visibility, efficient site circulation, and convenient access to major transportation routes. Utilities, maintenance, and snow clearing are shared and prorated.

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