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203 & 204, 405 TAIGANOVA CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Fort McMurray, Alberta

Listing ID:
35191


MLS ID:
A2309800

\$22



 **SUZANNE ANDERSON**
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 203 & 204, 405 Taiganova Crescent , Fort McMurray , Alberta T9K0T4

Transaction Type For Lease	Days On Market 1	Lease Amount 22.00
Lease Frequency Annually	Zoning BI	Subdivision Taiga Nova Eco-Industrial Park
Building Type Warehouse	Year Built 2011	Structure Type Industrial
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 1221154
Building Area (Sq. Ft.) 7346.28	Building Area (Sq. M.) 682.49	Foundation Poured Concrete
Heating Central,Natural Gas	Inclusions n/a	Restrictions None Known
Reports None		

FANTASTIC OPPORTUNITY to NNN lease industrial warehouse space with excellent access from Taiganova Crescent in the Taiganova Eco Industrial Park. Located only minutes from Highway 63, this offering consists of two combined bay units totaling 7346.38 (+/-) SF featuring grade-loading overhead doors and paved parking. Lease rate offered at market rent with an initial base rent of \$22.00 PSF plus estimated additional rent (operating costs) of \$8.00 PSF, both plus GST, for a total initial lease rate of \$30.00 PSF plus GST. Approximate initial monthly occupancy cost is \$25,671.22 including GST. Tenants may complete leasehold improvements to suit their operational requirements, subject to landlord and municipal approvals. Zoned Business Industrial/Warehouse. Rates quoted reflect the initial lease year only and are subject to scheduled escalations and final lease negotiations. Minimum lease term of 3–5 years. Tenant responsible for their own utilities and tenant insurance. Call for details. Measurements are not to BOMA standards.

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