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101 & 102, 405 TAIGANOVA CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Fort McMurray, Alberta



Listing ID:
35192


MLS ID:
A2309801

\$22



 **SUZANNE ANDERSON**
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 101 & 102, 405 TaigaNova Crescent , Fort McMurray , Alberta T9K0T4

Transaction Type For Lease	Days On Market 1	Lease Amount 22.00
Lease Frequency Monthly	Zoning BI	Subdivision Taiga Nova Eco-Industrial Park
Year Built 2011	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1221154	Building Area (Sq. Ft.) 9779.57
Building Area (Sq. M.) 908.54	Foundation Poured Concrete	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 9779.57 (+/-) 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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