

**AVISON  
YOUNG**

**For Sublease  
Industrial Facility**

302 & 306 MacAlpine Crescent  
Fort McMurray, AB



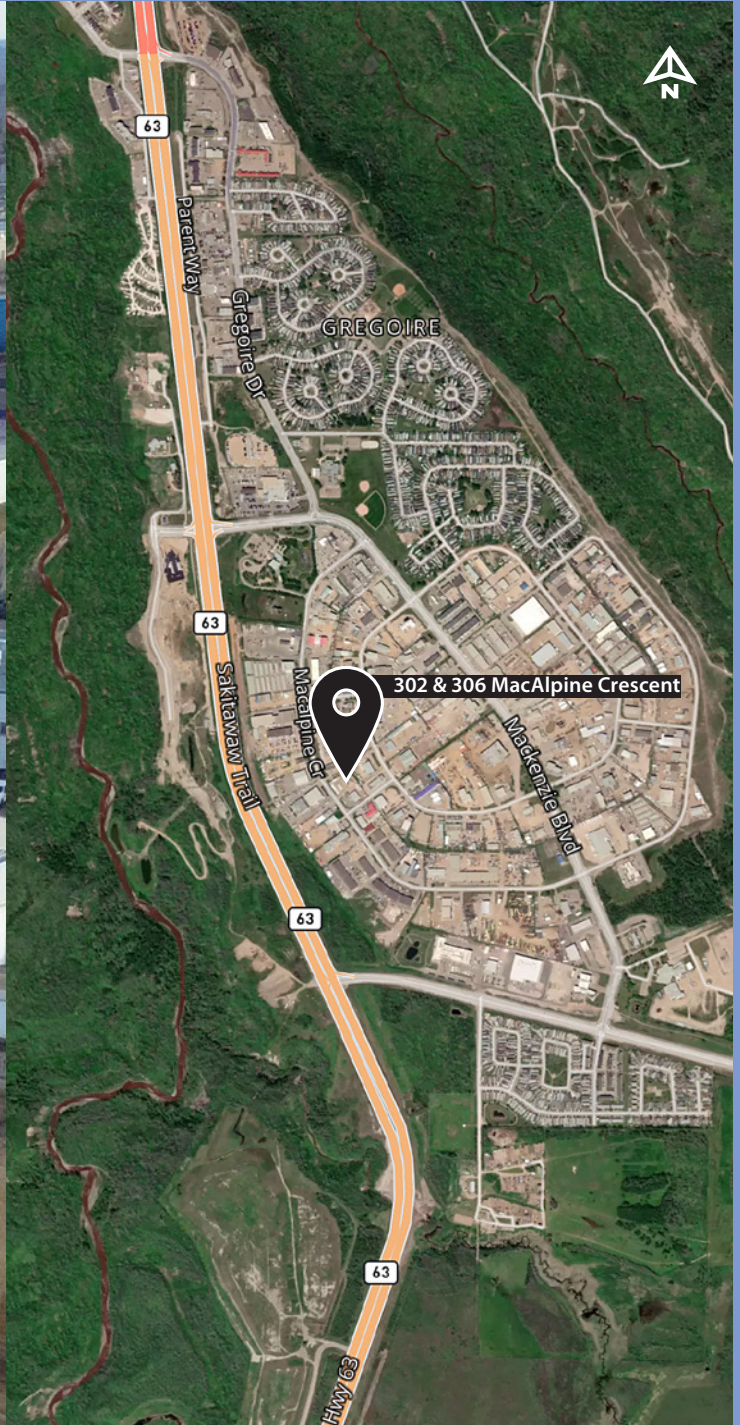
**Get more  
information**

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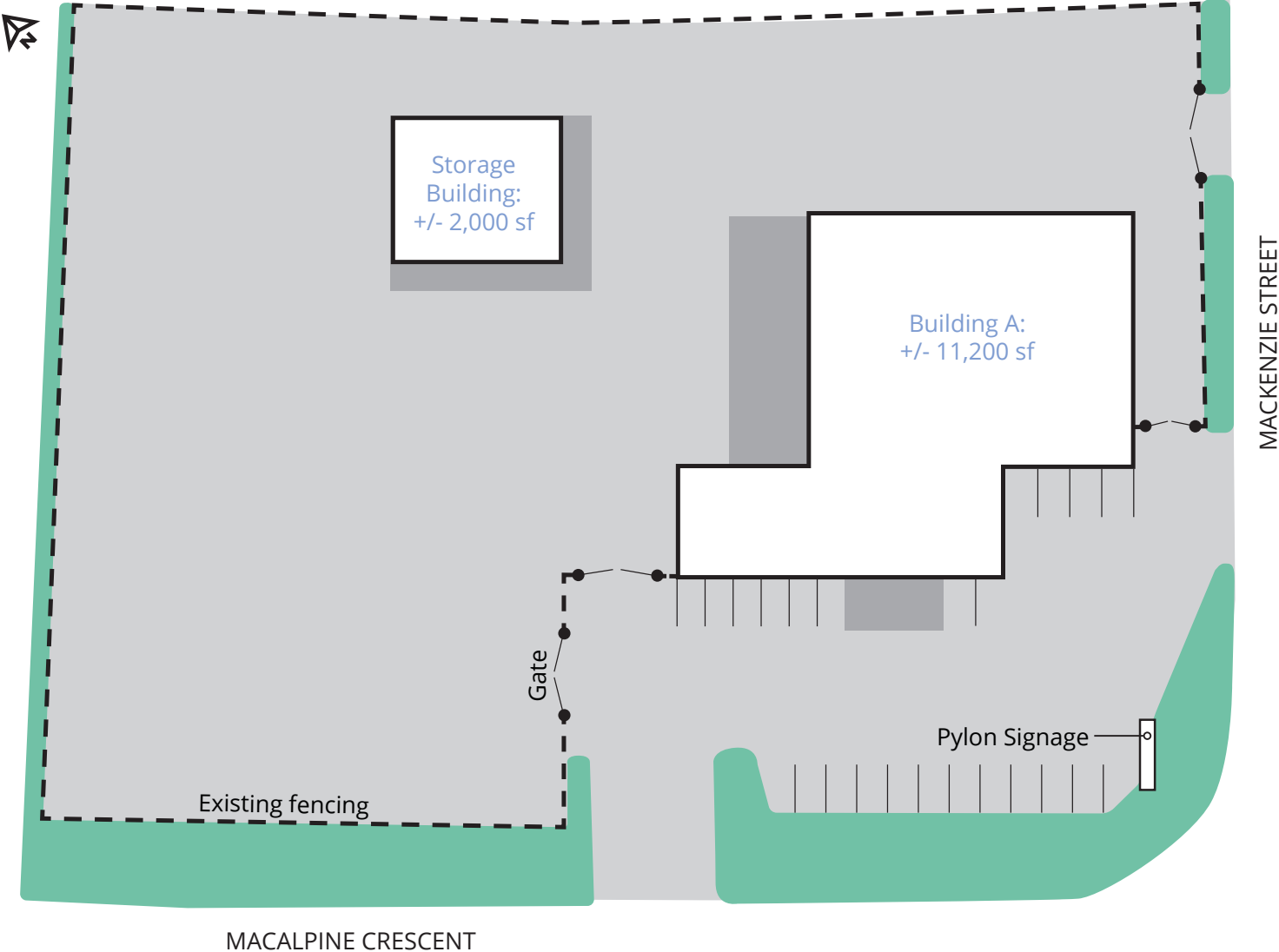
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Site Plan

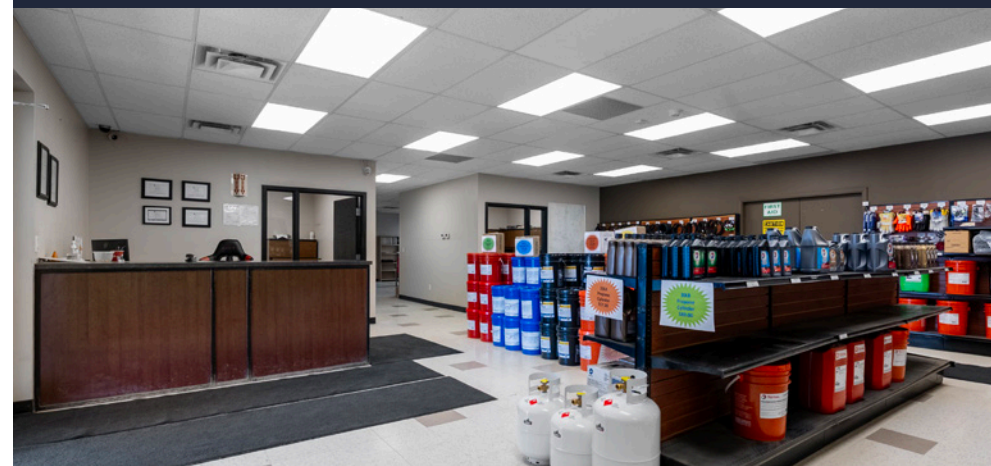


## Site Specifications

Address:	302 & 306 MacAlpine Crescent, Fort McMurray, AB
Legal Address:	Plan 7620533, Block 17, Lots 2 & 3
Zoning:	BI - Business Industrial
Site Size:	2,49 Acres
Building Size:	Site Building A: +/- 11,200 sf Storage Building: +/- 2,000 sf
Year Built	1978
Ceiling Height:	?
Cranes:	
Make Up Air:	
Power:	
Loading:	
Yard Improvements:	
Sublease Expiry:	January 31, 2030
Lease Rate:	Market

### Offering highlights include:

Ideally positioned with excellent access to Mackenzie Boulevard and Highway 63, the Property benefits from convenient connectivity to key industrial users, transportation corridors, and Fort McMurray's oil sands operations.



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