

**AVISON  
YOUNG**

**For Lease**  
**Athabasca Business Centre**

885 Memorial Drive  
Fort McMurray, AB



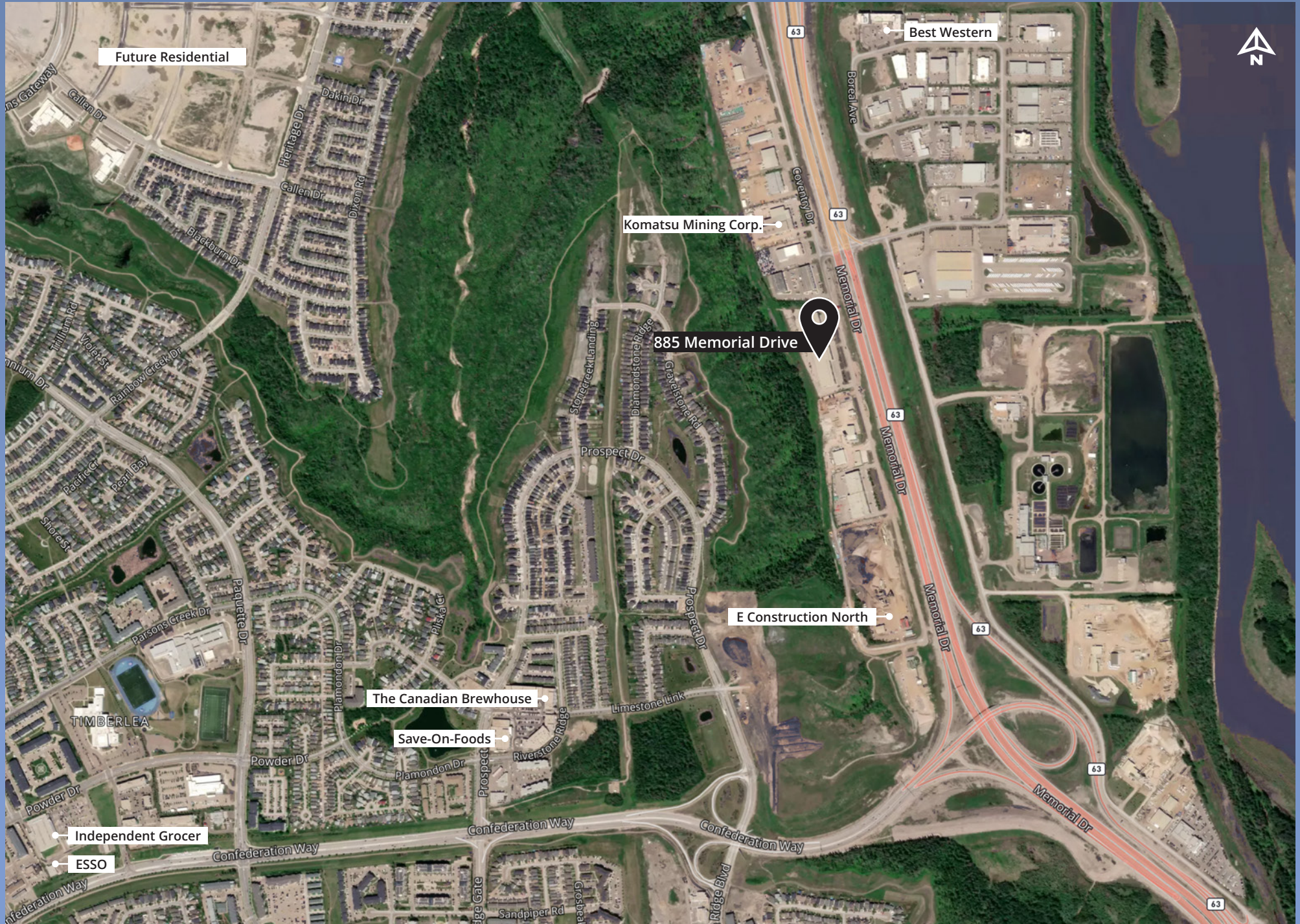
**Get more  
information**

**Ken Williamson**  
Principal  
+1 780 966 4116  
[ken.williamson@avisonyoung.com](mailto:ken.williamson@avisonyoung.com)

**Carl Pedersen**  
Principal  
+1 780 982 0260  
[carl.pedersen@avisonyoung.com](mailto:carl.pedersen@avisonyoung.com)

**Marjorie Elliott**  
Senior Associate, Brokerage Services  
+1 778 895 0778  
[marjorie.elliott@avisonyoung.com](mailto:marjorie.elliott@avisonyoung.com)

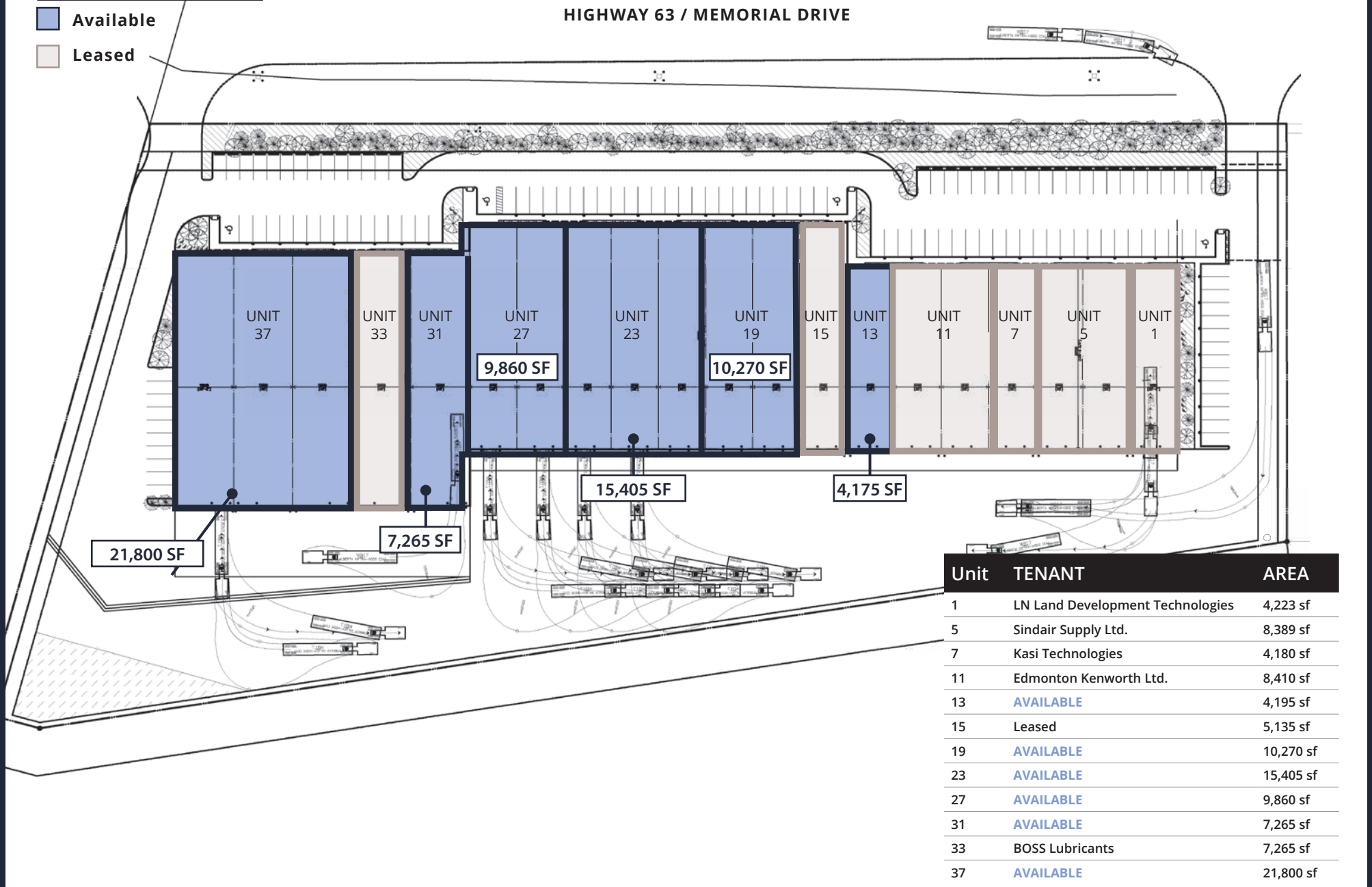
**Jason Williamson**  
Senior Associate, Brokerage Services  
+1 780 993 3535  
[jason.williamson@avisonyoung.com](mailto:jason.williamson@avisonyoung.com)



Site / Building Plans

- Available
- Leased

HIGHWAY 63 / MEMORIAL DRIVE



## Site Specifications

Address: 885 Memorial Drive, Fort McMurray, AB

Legal Address: Plan 0421423; Block 1; Lot 4

Zoning: BI - Business Industrial

Site Size: 6.84 Acres

Area Available: 4,175 SF up to 42,800 SF

Year Built: 2008

Ceiling Height: 28'

Loading: 12'x14' grade doors  
Dock loading opportunities available

Lease Rate: Market

### Offering highlights include:

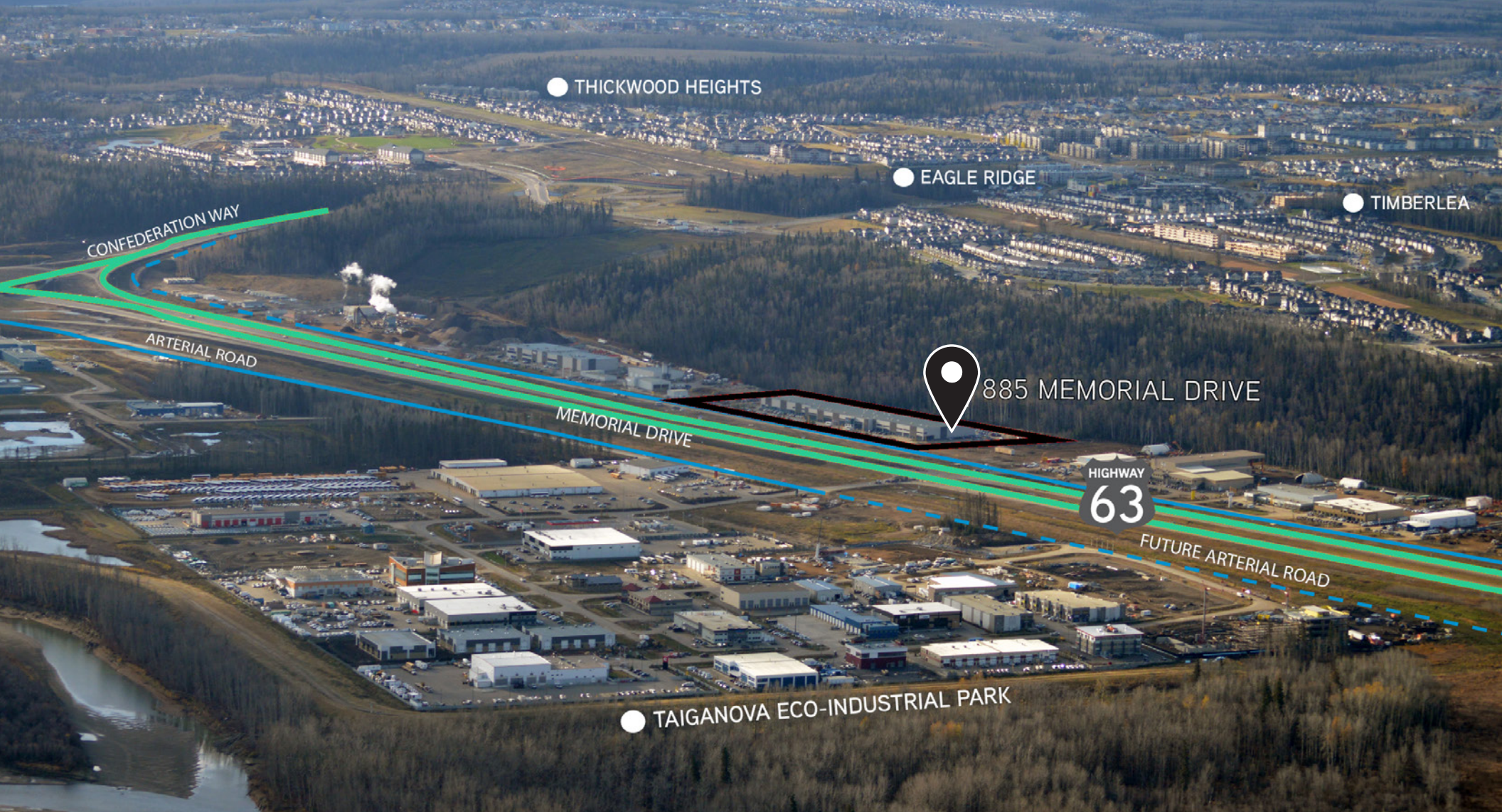
- The property is improved with ample paved parking, generous marshalling radius in the rear, grade loading, and flexible demising options
- Exposure to >20,000 vehicles per day
- Demising options from 4,175 - 42,800 SF
- Turnkey options available



For Lease

885 Memorial Drive, Fort McMurray, AB





● THICKWOOD HEIGHTS

● EAGLE RIDGE

● TIMBERLEA

CONFEDERATION WAY

ARTERIAL ROAD

MEMORIAL DRIVE

885 MEMORIAL DRIVE

HIGHWAY  
63

FUTURE ARTERIAL ROAD

● TAIGANOVA ECO-INDUSTRIAL PARK

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