

**AVISON  
YOUNG**

**For Lease**  
**Flexible Use Industrial Facility**

210 MacLennan Crescent  
Fort McMurray, AB



**Get more  
information**

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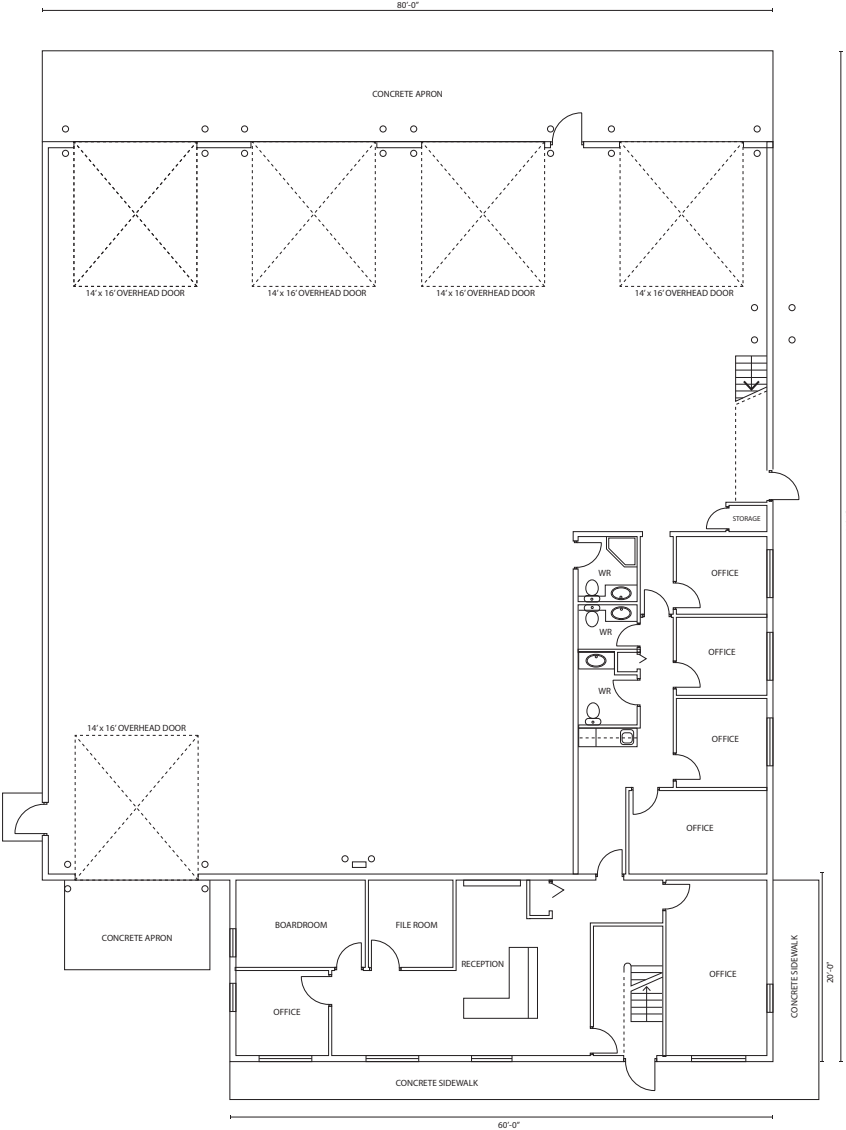
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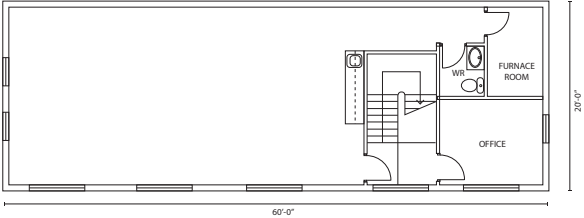


Located in the heart of MacKenzie Industrial Park with easy access to Highway 63, the Airport & CN's Lynton rail yard.

Site / Building Plans



MAIN FLOOR PLAN



SECOND FLOOR PLAN

## Site Specifications

Address:	210 MacLennan Crescent, Fort McMurray, AB
Legal Address:	Plan 7921539, Block 41, Lot 2
Zoning:	BI - Business Industrial
Site Size:	1.59 acres
Building Size:	8,800 SF main building 4,500 SF standalone warehouse
Year Built:	1982, office addition 2001, renovated 2012/2013
Construction:	Steel with decorative cladding
Ceiling Height:	18' to 20' clear
Loading:	5 grade level loading doors, drive through washbay
HVAC:	Radiant tube heating in shop Rooftop HVAC for office
Yard Details:	Gravel yard, asphalt parking lot
Property Taxes:	\$21,751.87
Lease Rate:	Market

### Offering highlights include:

- Flexible service centre and training facility
- Drive through washbay
- Large heated stand alone storage building
- Large 1.59 acre yard



For Lease

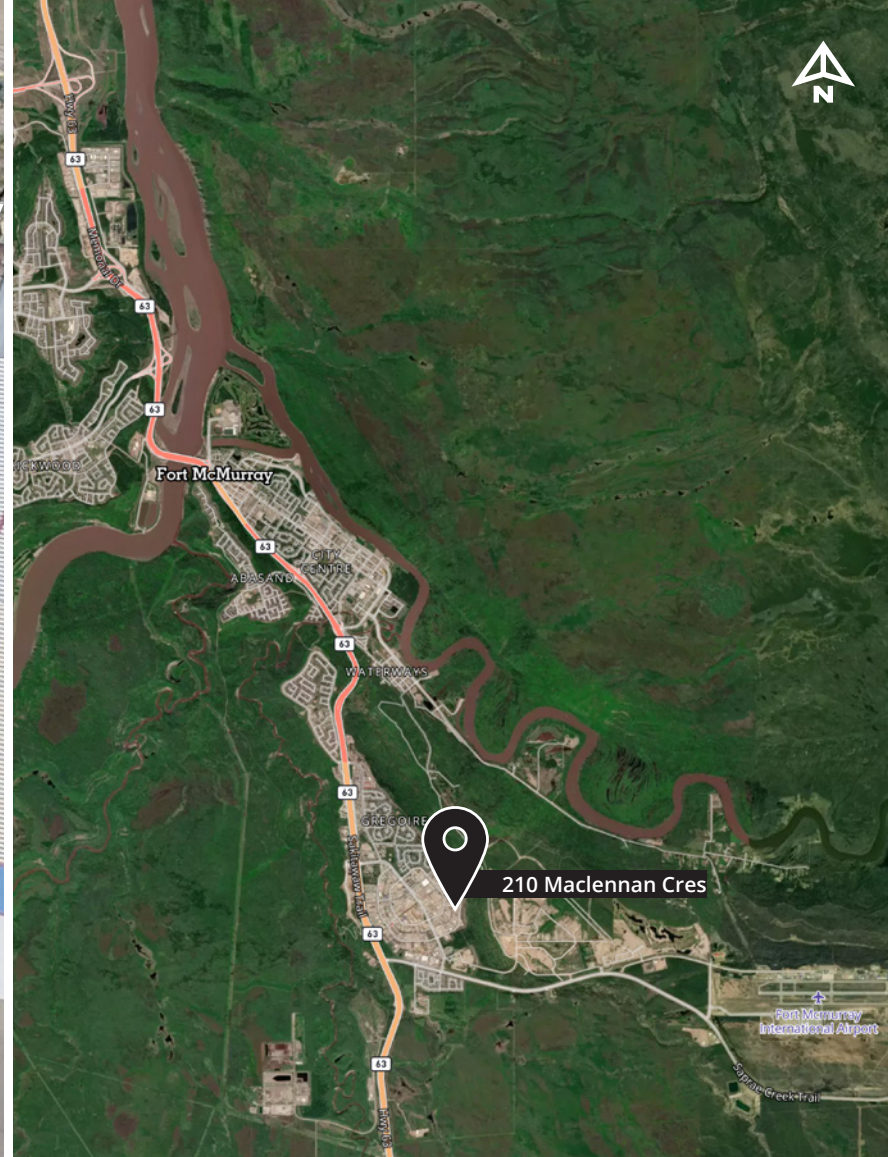
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