

HEADER FIRST CLASS SERVICE INDUSTRIAL FACILITY

315 MacAlpine Crescent
Fort McMurray, AB



HIGHWAY 63

MACALPINE CRESCENT

FOR LEASE

AVISON
YOUNG

PROPERTY SUMMARY - 315 MACALPINE CRESCENT

MUNICIPAL ADDRESS

315 MacAlpine Crescent, Fort McMurray Alberta

LEGAL DESCRIPTION

Plan 7921669 Block 10 Lot 7

SITE SIZE

5.14 acre site

ZONING

BI - Business Industrial



MAIN BUILDING

Available Size: 21,712 SF main floor
9,653 SF second floor
31,365 SF TOTAL

Built 2009

Ceiling Height 24' clear

Power 800 amps at 600 volts

HVAC Office area, shop in floor heating, make up air

Operating Costs TBD

Lease Rate \$35.00 PSF

- Drive through bays
- First class office improvements
- Expansion capability
- Washbay
- Graveled yard

WEST BUILDING

Available Size: 7,500 SF

Built 2009

Ceiling Height 20' clear

Power TBD

Loading 5 overhead doors

Yard 30,000 SF available

Operating Costs TBD

Lease Rate \$28.00 PSF
Includes 30,000 SF yard

- Building depth: 60' deep and 125' wide
- Two stage sumps
- In floor heating



LOCATION OVERVIEW - 315 MACALPINE CRESCENT



BUILDING PLANS - **315 MACALPINE CRESCENT**



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Get in touch

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