

**AVISON
YOUNG**

**For Lease
First Class Industrial Bays**

380 MacKenzie Blvd
Fort McMurray, AB



**Get more
information**

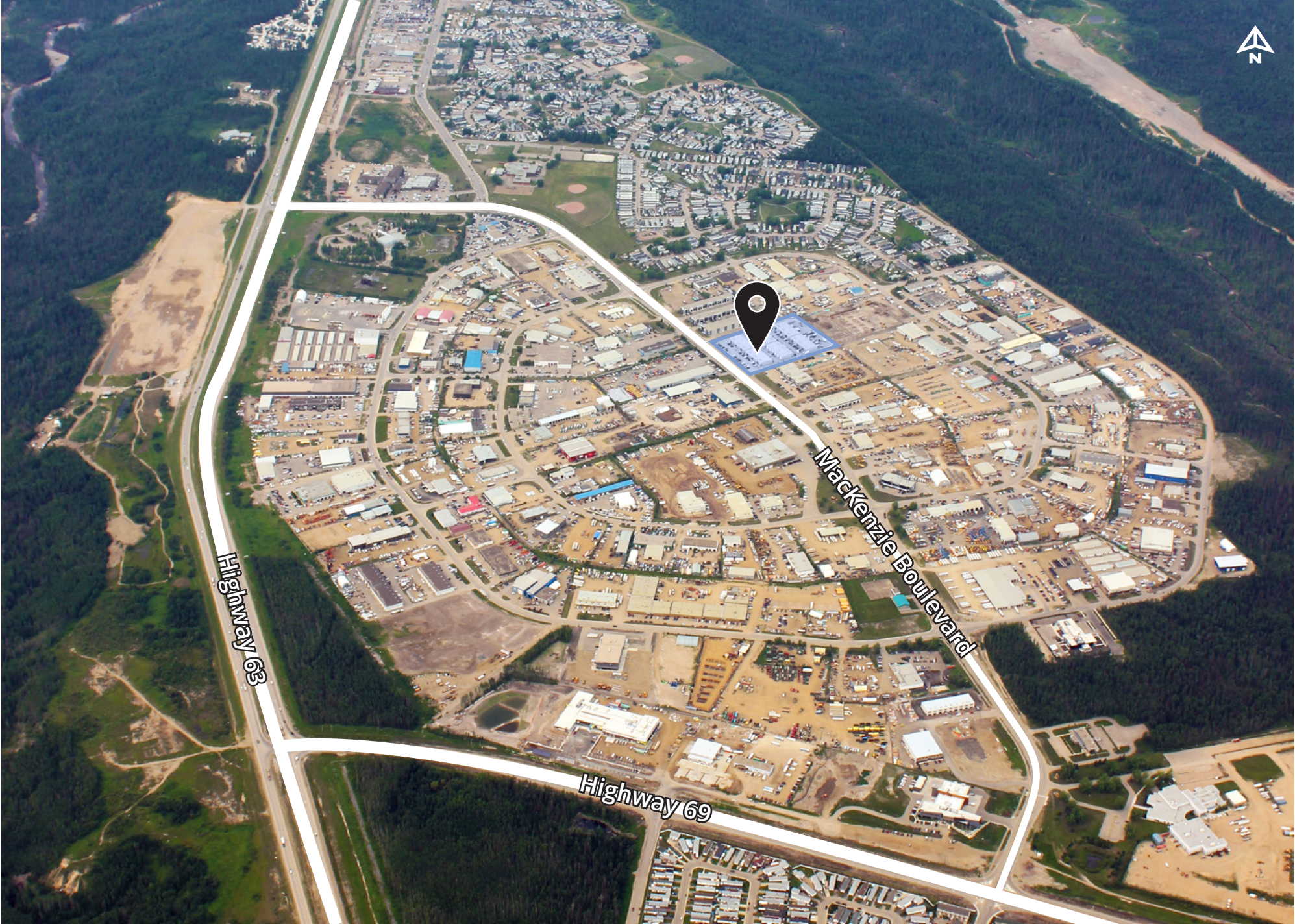
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For Lease

380 MacKenzie Blvd, Fort McMurray, AB



Site Specifications Bay 1 & 2

Zoning:	BI - Business Industrial
Area Available:	Bay 1 & Bay 2 Total: 4,928 SF <i>Includes 150 SF Mezzanine</i>
Ceiling Height:	20' clear
Make Up Air:	On order
Loading:	1 Grade door 14' x 16' 1 Grade door 12' x 16' <i>(Powered)</i>
Yard Area:	Secure paved yard
Lease Rate:	\$13,500 per month plus GST and utilities. <i>Operating costs and taxes are included.</i>
Improvements:	- Two washrooms - Two hour fire separation - Two private offices, bullpen, lunchroom, open boardroom/training area - New office and warehouse lighting

Site Specifications Bay 3 & 4

Zoning:	BI - Business Industrial
Area Available:	Bay 3 & Bay 4 Total: 4,180 SF
Ceiling Height:	20' clear
Make Up Air:	On order
Loading:	2 Grade doors 14' x 16' <i>(Powered)</i>
Yard Area:	Secure paved yard
Lease Rate:	\$11,750 per month plus GST and utilities. <i>Operating costs and taxes are included.</i>
Improvements:	- Two hour fire separation - Reception and open office area, one washroom, coffee station - New office lighting

Site Specifications Bay 5 & 6

Zoning:	BI - Business Industrial
Area Available:	Bay 5 & Bay 6 Total: 5,421 SF <i>Includes 500 SF mezzanine</i>
Ceiling Height:	20' clear
Make Up Air:	On order
Loading:	1 Grade door 14' x 16' 1 Grade door 12' x 16' <i>(Powered)</i>
Yard Area:	Secure paved yard
Lease Rate:	\$13,500 per month plus GST and utilities. <i>Operating costs and taxes are included.</i>
Improvements:	- Two washrooms - Two hour fire separation - Five private offices, reception, lunchroom - New office and warehouse lighting

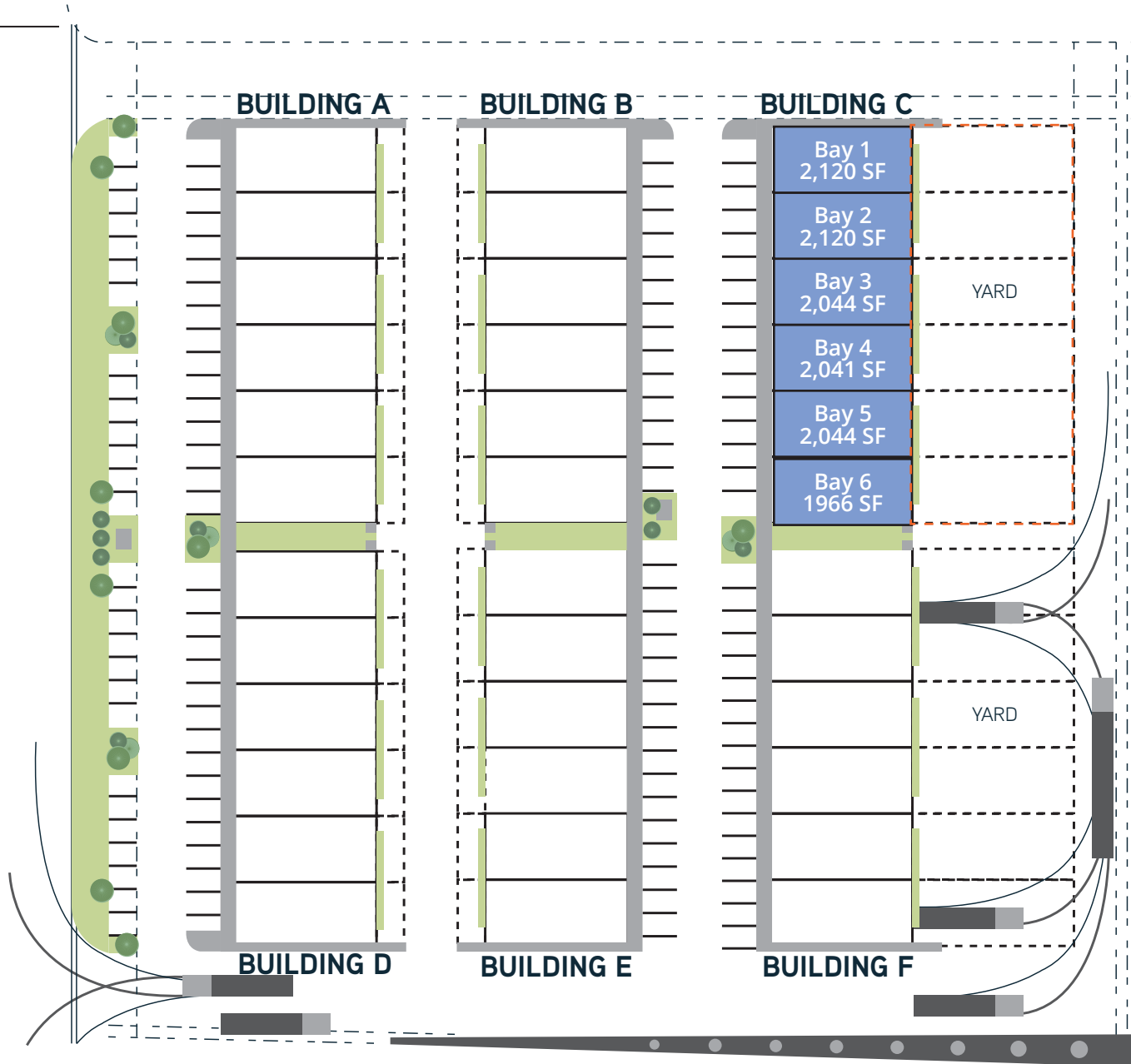
Offering highlights include:

- Leased separately or contiguously
- Available immediately
- Short term and long-term leases

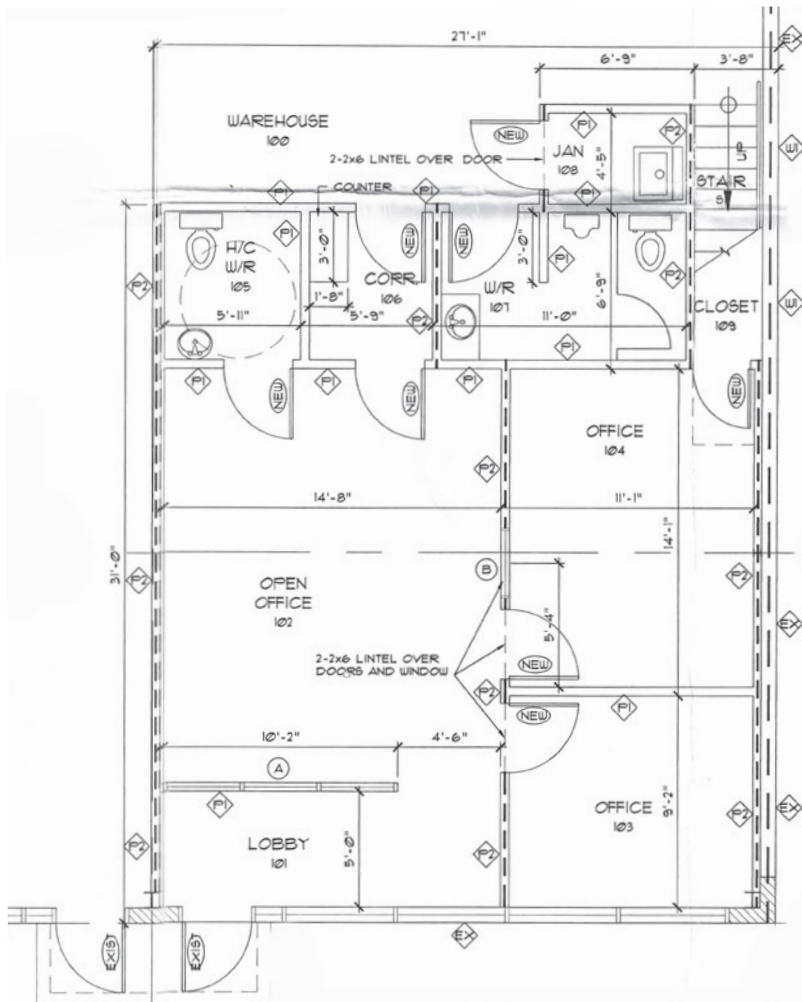


Site / Building Plans

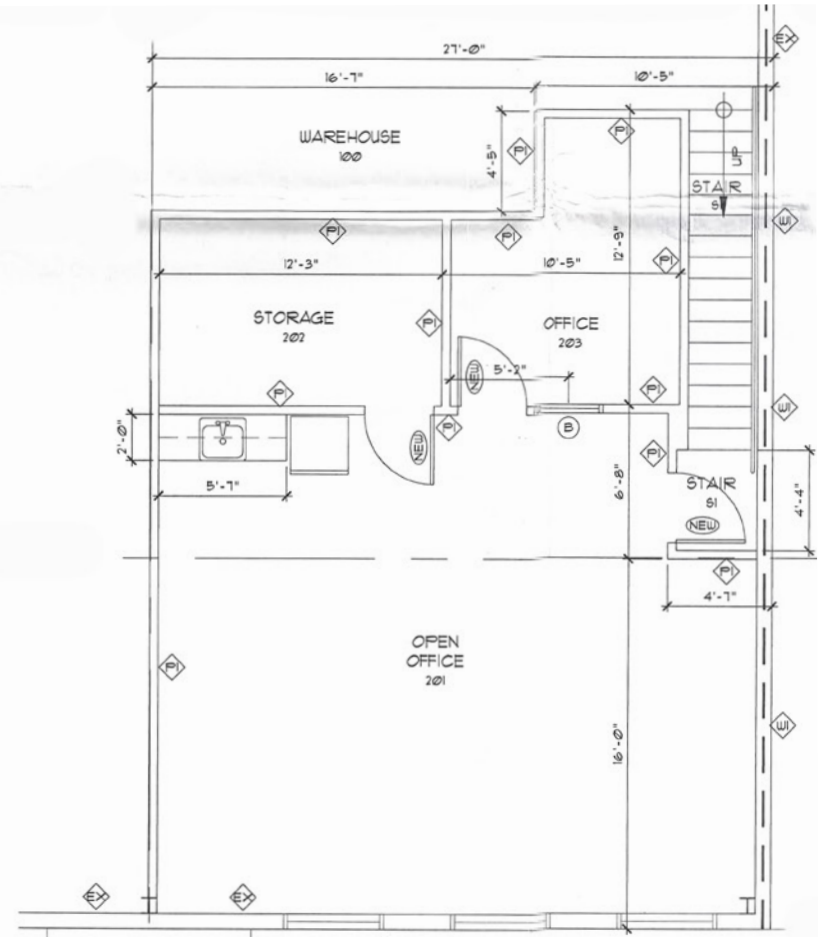
- Available
- Yard Area Available



Example Floor Plans



Main Floor Plan



Mezzanine Floor Plan

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