

**AVISON  
YOUNG**

**For Sale or Lease  
Industrial Warehouse/Office**

360 Falconer Crescent  
Fort McMurray, AB



**Get more  
information**

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## Site Specifications

Address: 360 Falconer Crescent, Fort McMurray, AB

Legal Address: PI 152 0043 Blk 2 Lot 5

Zoning: BI - Business Industrial

Site Size: 1.47 acres

Building Size: Warehouse: 14,087 SF  
Office: 2,040 SF  
Total: 16,127 SF

Ceiling Height: +/-24' up to +/-28' max

Power: 3 phase | 120/280VC, 225 amp

Loading: 4 - 16'x18' (drive-through)

Yard Improvements: Fully fenced

Lease Rate: Market

Sale Price: Contact broker for pricing

### Location highlights include:

Located in the Roberts Industrial Park which is the heart of Fort McMurray's industrial transportation node and adjacent to the Fort McMurray International Airport. Roberts Industrial Park is off of Highway 63 to Edmonton.



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