

**AVISON
YOUNG**

For Lease
First Class Showroom/Warehouse Space

805 Memorial Drive
Fort McMurray, AB



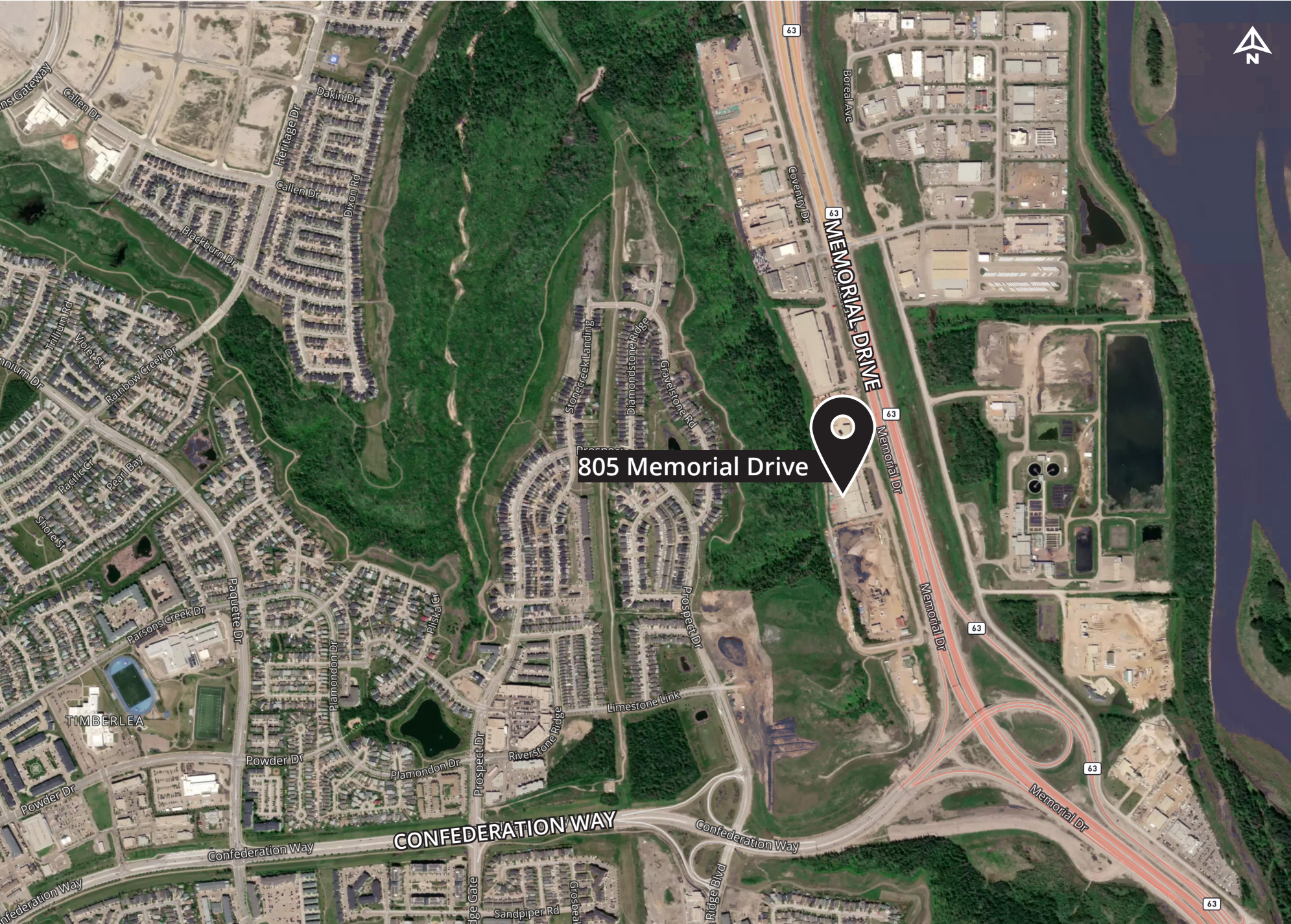
**Get more
information**

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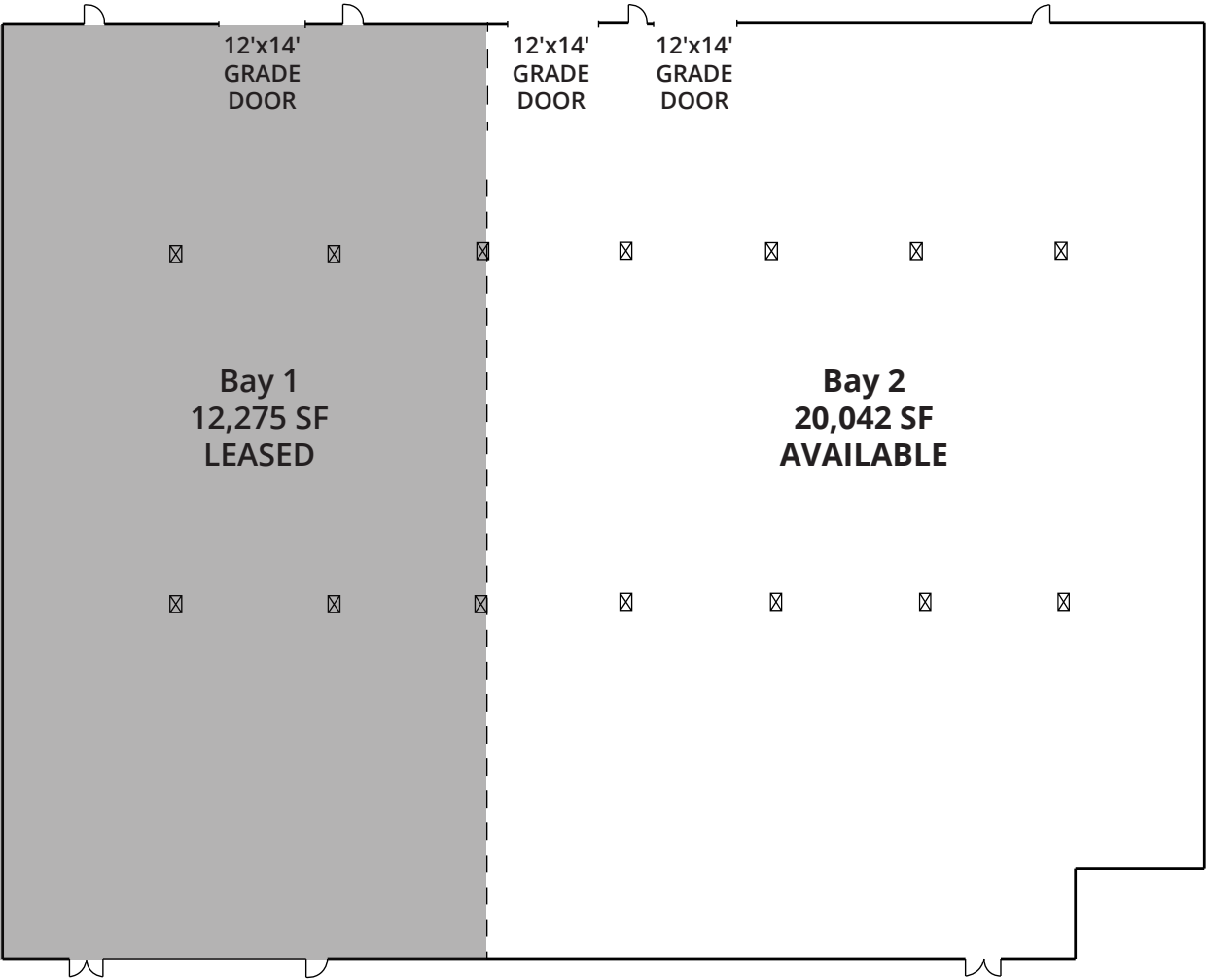
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For Lease

805 Memorial Drive, Fort McMurray, AB



Building Plan

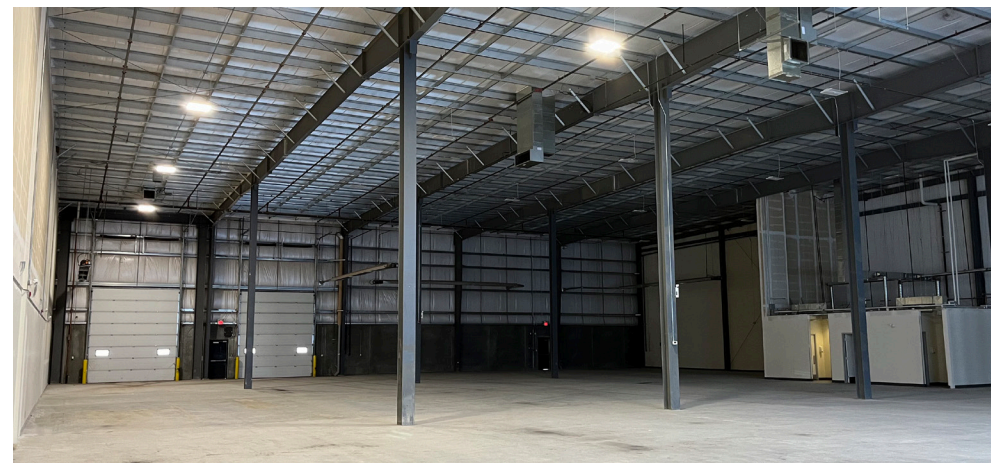
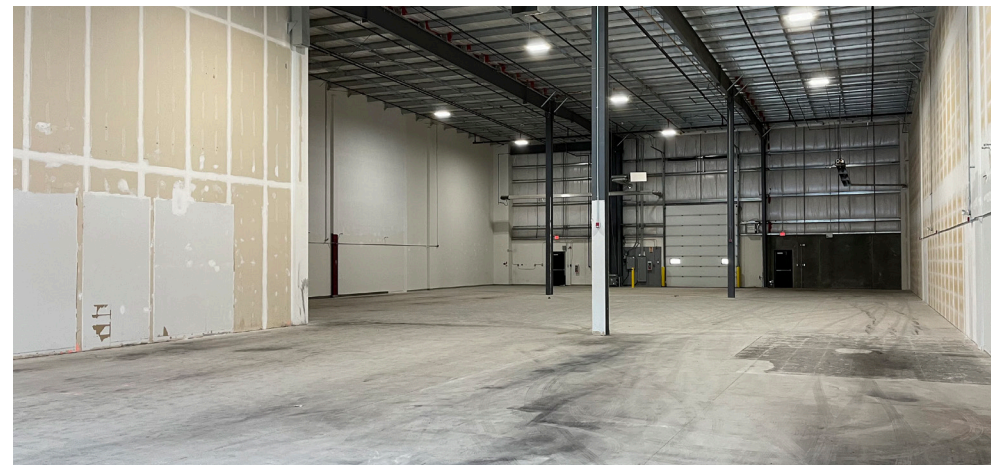


Site Specifications

Address:	805 Memorial Drive, Fort McMurray
Legal Address:	Plan 0740469; Block 1; Lot 5
Zoning:	BI - Business Industrial
Site Size:	4.50 Acres
Area Available:	20,042 SF
Year Built:	2008
Ceiling Height:	27'-33'
Power:	400 Amp, 347/600 Volt, 3 phase (TBC)
Loading:	2 - 12'x14'
Lighting:	T5H0
Parking:	1 stall per 1000 SF
Op. Costs:	\$6.64 psf
Lease Rate:	Market
Available:	Immediately

Offering highlights include:

- Prestigious facility offers great flexibility suitable for retail, showroom and industrial uses.
- Ample parking, extensive truck marshaling radius and secure yard.
- Outstanding exposure to Highway 63.



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