



**145 Macdonald Crescent
Fort McMurray, Alberta**

MLS # A2281191



\$4,200,000

Division: Mackenzie Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,400 sq.ft.

Zoning: BI

Heating: -

Addl. Cost: -

Floors: Concrete

Based on Year: -

Roof: - **Utilities:** Electricity, Phone, Sewer

Exterior: Concrete, Metal Frame

Parking: -

Water: - **Lot Size:** 1.59 Acres

Sewer: - **Lot Feat:** Near Public Transit, Views

Inclusions: N/A

High-Exposure Industrial Property situated on a 1.59-acre site featuring 2 warehouses with office improvements, offering excellent functionality for industrial, service, logistics, or contractor-based users. Located within the established MacKenzie Industrial Park, this property provides strong visibility, efficient site circulation, ample parking, and secure outdoor storage, making it well suited for owner-occupiers requiring yard-oriented industrial space. The property is improved with 2 warehouse buildings totalling approx. 14,400 SF and offers a highly functional layout designed to support a wide range of industrial operations. A key feature: Expansive secured gravel yard combined with generous paved parking, providing excellent capacity for fleet vehicles, equipment storage, and heavy-duty operations. Property features include 11 grade-level overhead doors between both buildings, drive-in and drive-through wash bays, approximately 20-foot ceiling heights, 3-phase power, and make-up air. The site configuration allows for efficient truck maneuvering and operational flow, enhancing usability for service, logistics, and contractor-based users. Office areas include reception and washrooms, providing a practical balance of warehouse and administrative space. Building A includes 3 offices on the main floor, a main floor washroom plus an additional washroom in the mezzanine, a kitchenette or staff area (no running water), a main reception area, 2 electrical rooms, and a staff room in the mezzanine. The warehouse component of Building A is configured with five grade-level bays, including one drive-through bay allowing in-and-out circulation, two independent bays with rear-only access suitable for segregated operations or storage, and two bays combined into a larger contiguous warehouse area for heavier industrial use or larger equipment.

Building B features 3 offices located on the upper level, 2 half washrooms on the main floor, 1 full washroom on the upper level, a boardroom on the upper level, a kitchenette or staff room on the upper level, a main reception area, and two rear storage rooms with direct access to the warehouse. The warehouse portion of Building B includes five grade-level bays, comprised of 1 standalone bay located at the far left and 4 bays combined into one large clear-span warehouse, offering excellent flexibility for logistics, fleet servicing, or bulk storage. The property benefits from excellent exposure along MacDonald Cr. and is strategically located in the southeast sector of Fort McMurray with direct access to HWY 69 and close proximity to HWY 63, providing efficient access to the Fort McMurray International Airport and the downtown core. Zoning is BI – Business Industrial. Contact us today to arrange a private showing.