



**290 MacLennan Crescent  
Fort McMurray, Alberta**

**MLS # A2298322**



**\$28 per sq.ft.**

**Division:** Mackenzie Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,500 sq.ft.

**Zoning:** BI

**Heating:** In Floor, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.10 Acres

**Lot Feat:** -

Position your business in the heart of MacKenzie Industrial Park with this highly functional 4,500 SF warehouse/office space designed to support a wide range of industrial, service, and contractor-based operations. The premises features a well-appointed 1,500 SF office component including reception, three private offices, washroom, staff room, and storage—providing a professional front-of-house environment for your team and clients. The 3,000 SF clear-span warehouse bay offers excellent usability with two (2) 18' x 14' overhead doors, in-floor heating, 21' to 25' clear ceiling height, sumps, hot and cold water supply, and a newly renovated washroom. The space is serviced with 240 amp, 3-phase power, accommodating a variety of operational requirements. Excellent parking configuration featuring abundant, dedicated paved front parking, additional side parking, and shared scramble parking at the side loading bay doors, allowing for efficient circulation and ease of access for staff, clients, and fleet vehicles. Strategically located in the southeast sector of Fort McMurray, the property offers excellent exposure along MacLennan Crescent with direct access to Highway 69 and close proximity to Highway 63, providing seamless connectivity to the Fort McMurray International Airport and downtown core. The property is zoned BI — Business Industrial, permitting a wide range of industrial and commercial uses. Situated within a well-established industrial node, this property delivers strong visibility, efficient site circulation, and convenient access to major transportation routes. Utilities, maintenance, and snow clearing are shared and prorated.