



**104, 280 MacLennan Crescent
Fort McMurray, Alberta**

MLS # A2202632



\$24 per sq.ft.

Division: Mackenzie Park

Type: Industrial

Bus. Type: Construction/Contractor

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: ACG Group Corp.

Size: 3,000 sq.ft.

Zoning: BI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 2.08 Acres

Sewer: Public Sewer

Lot Feat: -

Inclusions: N/A

Maximize your operational efficiency with Bay 104. 3000 sqft industrial warehouse space available for lease at 280 MacLennan Crescent. It features office spaces, reception, washroom, in-floor heating and a make-up air system, ensuring a safe, comfortable, controlled, and compliant environment. The space includes two 14' bay doors for convenient access and is equipped with a floor drain and oil separator for easy maintenance. With ample parking available both in the front and back of the building. Functional and accessible solution for your business needs. Excellent exposure conveniently located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core. Competitive net rent starting at \$24.00 PSF . Predictable \$1.00 annual escalations Two (2) months net rent-free . Rates and Terms Available on a five-year commitment. Call us today to book a showing.