



**102, 286 MacLennan Crescent  
Fort McMurray, Alberta**

**MLS # A2203611**



**\$25 per sq.ft.**

**Division:** Mackenzie Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,901 sq.ft.

**Zoning:** BI

**Heating:** In Floor, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.08 Acres

**Lot Feat:** -

Unlock the potential of your business with this versatile 3,901 SF industrial warehouse space available for lease at 102-286 MacLennan Crescent. Designed to support a wide range of business operations, this property features 200 amp, 3-phase service, providing reliable power for heavy equipment and demanding processes. The space is equipped with in-floor heating and a make-up air system, ensuring a safe, comfortable, and compliant work environment. For streamlined logistics, the warehouse offers one 12'x16' and two 12'x14' grade-level bay doors, facilitating smooth loading and unloading. The property also includes a floor drain/sumps system for easy maintenance. Parking is abundant with ample parking and yard at both the front and rear of the building, to accommodate trucks, trailers, and additional equipment storage. Located in the well-positioned MacKenzie Industrial Park, this property benefits from excellent exposure in Fort McMurray's southeast sector. With direct access to Highway 69 and close proximity to Highway 63, the site offers seamless connectivity to the airport, downtown core, and major industrial routes. This functional and accessible warehouse bay is an ideal solution for businesses seeking a strategic location with modern amenities. Competitive net rent starting at \$25.00 PSF (Predictable \$1.00 annual escalations) Two (2) months net rent-free. Rates and Terms Available on a five-year commitment Contact us today to secure this prime industrial space!