

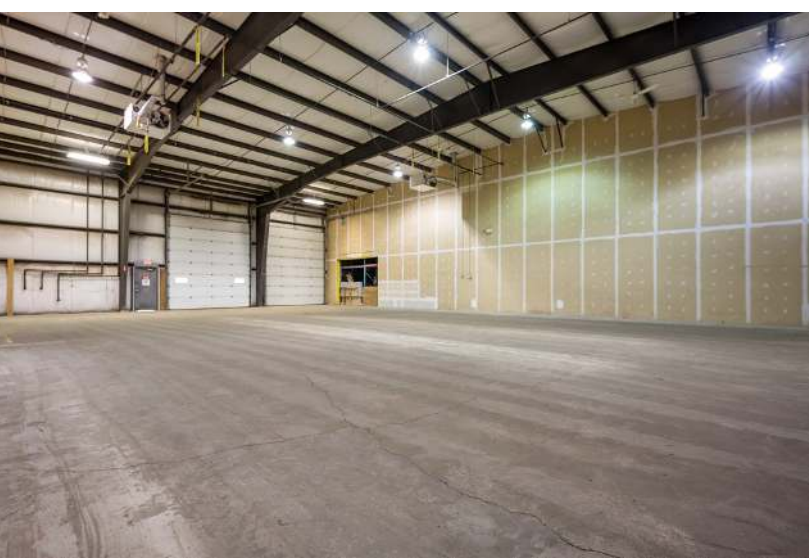


INDUSTRIAL OFFICE/WAREHOUSE BAYS 230 & 240 MacKay Crescent, Fort McMurray, AB

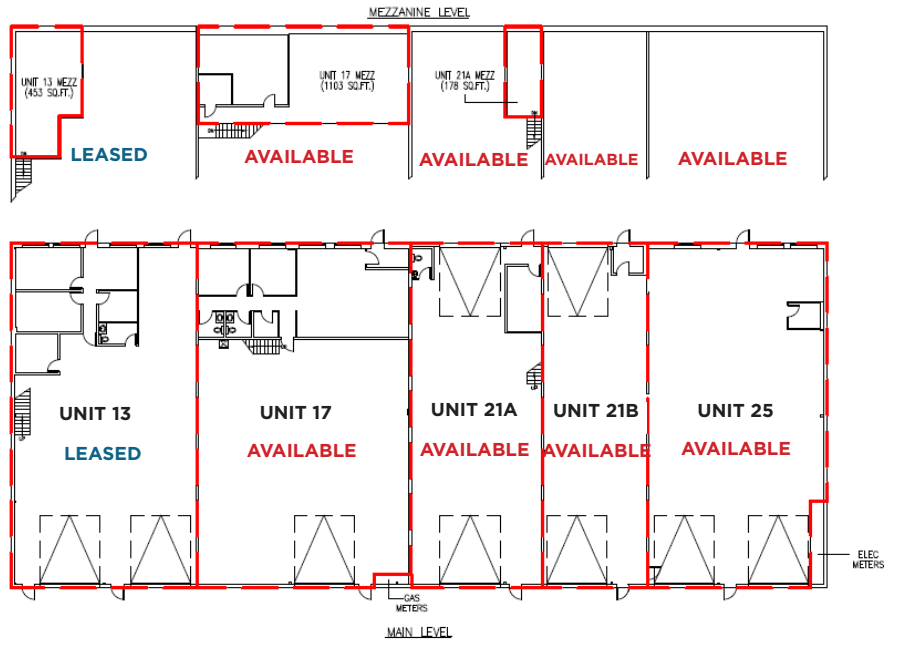
FOR LEASE

PROPERTY HIGHLIGHTS

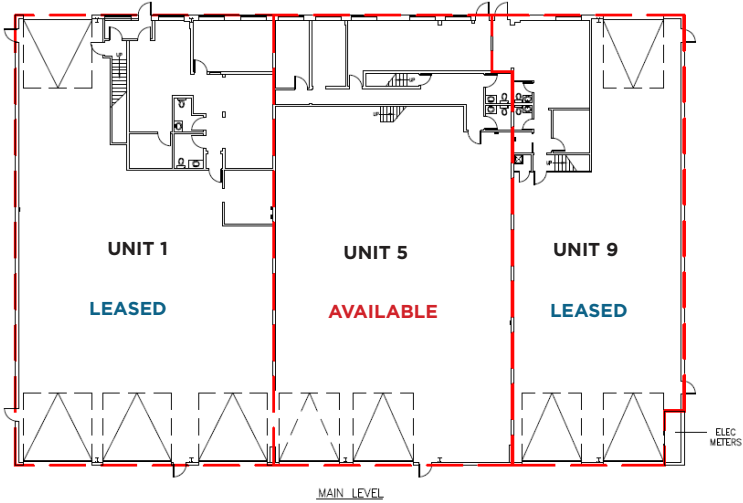
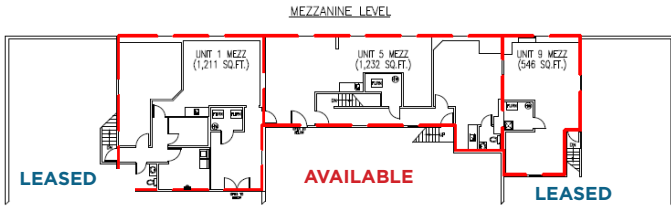
- 2,000 Sq.Ft. – 12,000 Sq.Ft. (+/-) bays
- Flexible configurations
- Drive-thru
- Secure yard storage (available with 240 MacKay Crescent)
- Paved parking
- Generous tenant improvements
- Excellent exposure to MacKay Crescent



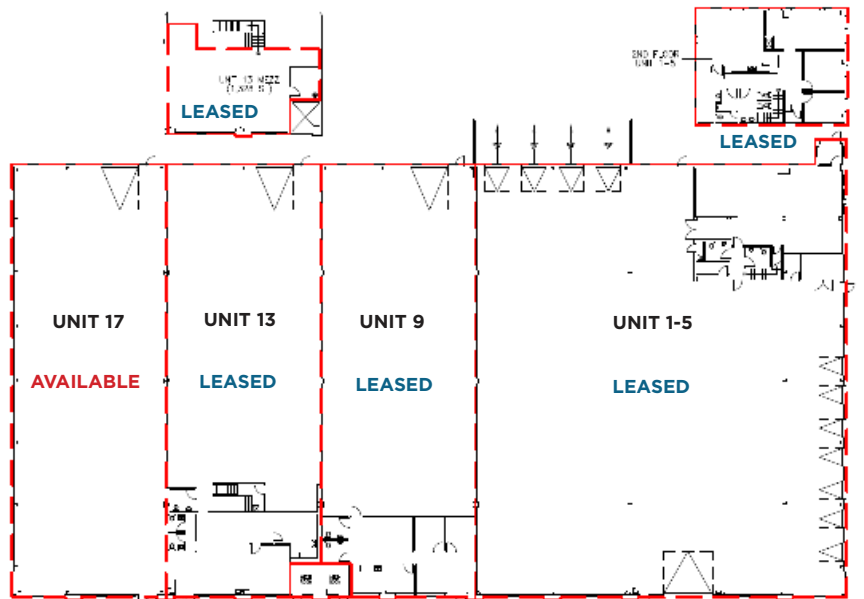
230 MacKay



230A MacKay



240 MacKay



INDUSTRIAL OFFICE/WAREHOUSE BAYS

FOR LEASE

BUILDING INFORMATION

230 MACKAY CRESCENT

UNIT 25:	Approx. 3,303 Sq.Ft. (+/-) <ul style="list-style-type: none">• 2 (14'x16') grade loading doors (can re-install)
UNIT 21A:	Approx. 2,491 Sq.Ft. (+/-) <ul style="list-style-type: none">• 2 (14'x16') grade loading doors (with drive-thru wash bay)
UNIT 21B:	Approx. 1,984 Sq.Ft. (+/-) <ul style="list-style-type: none">• 2 (14'x16') grade loading doors (with drive-thru wash bay)
UNIT 17:	4,002 Sq.Ft. (+/-) <ul style="list-style-type: none">• 1 (14'x16') grade loading door
RENOVATIONS:	2019
POWER:	200 Amp, 3 Phase
CEILING HEIGHT:	22' clear
LEASE RATE:	\$32.00/Sq.Ft.
OP. COSTS:	\$6.33/Sq.Ft. (est)

230A MACKAY CRESCENT

UNIT 5:	Approx. 5,831 Sq.Ft. (+/-) <ul style="list-style-type: none">• 2 (12'x14') grade loading doors
RENOVATIONS:	2019
POWER:	200 Amp, 3 Phase
CEILING HEIGHT:	22' 6"
HEAT:	Radiant & HVAC
SUMPS:	Yes
LEASE RATE:	\$35.00/Sq.Ft.

240 MACKAY CRESCENT

UNIT 17:	7,046 Sq.Ft. (+/-)
RENOVATIONS:	2019
LOADING:	1 (12'x14') grade loading doors
POWER:	200 Amp, 3 Phase
CEILING HEIGHT:	28' clear
HEAT:	Radiant & HVAC
SUMPS:	Yes
LIGHTING:	T5HO
YARD:	Exclusive use behind bay secure yard storage available
CRANE:	Crane capable
LEASE RATE:	\$38.00/Sq.Ft.
OP. COSTS:	\$6.43/Sq.Ft. (est.)



INDUSTRIAL OFFICE/WAREHOUSE BAYS FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 230 & 240 Mackay Crescent, Fort McMurray
LEGAL ADDRESS: Plan 7921539, Block 30, Lot 2
ZONING: Business Industrial

LOCATION HIGHLIGHTS

- Located in Mackenzie Industrial Park
- Quick access to Highway 63
- West of Fort McMurray International Airport

MORE INFORMATION

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