

# FOR LEASE

±16,018 Sq. Ft. on  
±2 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**315 MacDonald Crescent, Fort McMurray, AB**

## LARGE INDUSTRIAL BUILDING

### Property Highlights

- Make-up air in place
- Dedicated wash-bay
- Large secure and graveled yard
- 6,500 Sq. Ft. or 9,500 Sq. Ft. opportunities available
- 63 Foot Bay Depth
- 6 Grade loading doors
- Professionally managed
- Drive-thru potential



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

Large Industrial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



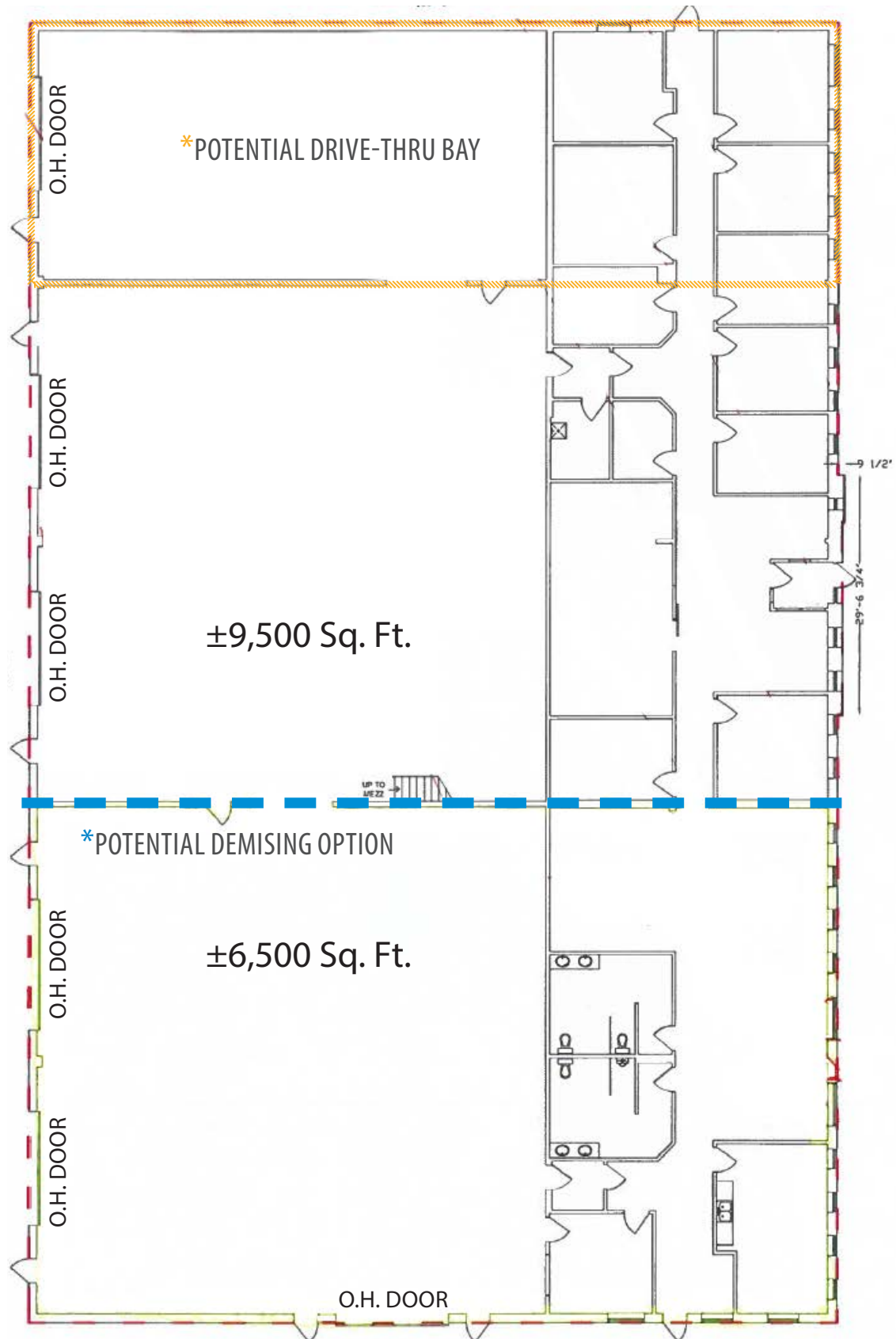


# FOR LEASE

## Large Industrial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Floor Plan



# FOR LEASE

## Large Industrial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 315 MacDonald Crescent, Fort McMurray, AB

**Legal Address:** 7620533/12/3

**Building Size:** 16,018 Sq. Ft. (+/-)

**Lot Size:** 2 Acres (+/-)

**Zoning:** (BI) Business Industrial

**Parking:** 17 stalls

**Sumps:** Trench drain and sump in wash bay,  
sumps in all bays

**Ceiling Height:** 18' 11" - 21' 6" clear

**Loading:** (5) 14 x 16 | (1) 16 x 18 Grade

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** \$32/Sq. Ft. for whole building or  
\$36/Sq. Ft. for demised option

**Op Costs:** \$7.73/Sq. Ft.

### Contact

**Derek Shybunka**

Associate

Cell: 587.566.3602

Direct: 780.784.0442

derek@lizottterestate.com

**Jesse Hesse**

Associate

Cell: 780.307.6841

Direct: 780.784.9586

jesse@lizottterestate.com

**CAMGILL**  
DEVELOPMENT CORPORATION

