

**AVISON
YOUNG**

For Lease
Athabasca Business Centre

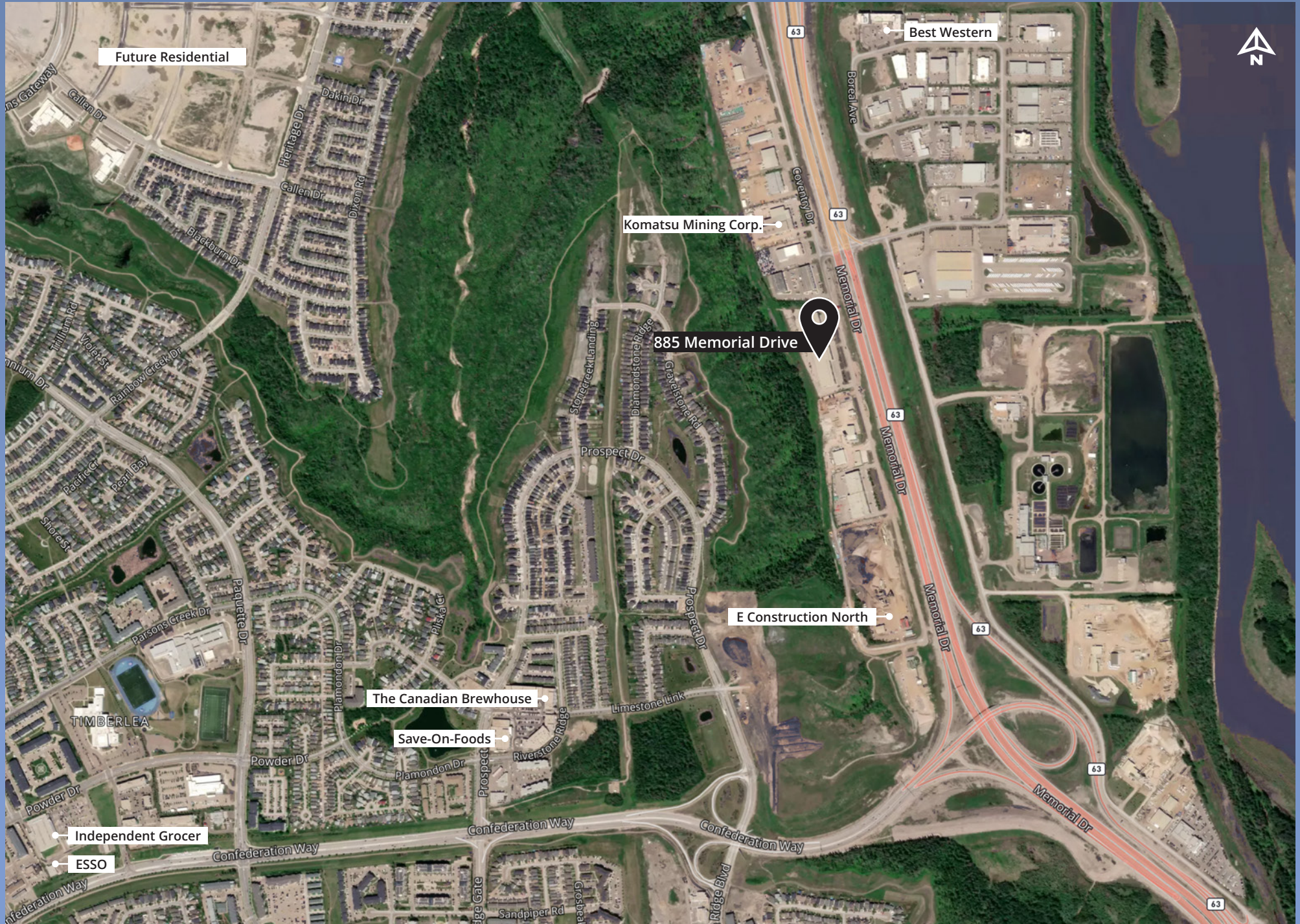
885 Memorial Drive
Fort McMurray, AB



**Get more
information**

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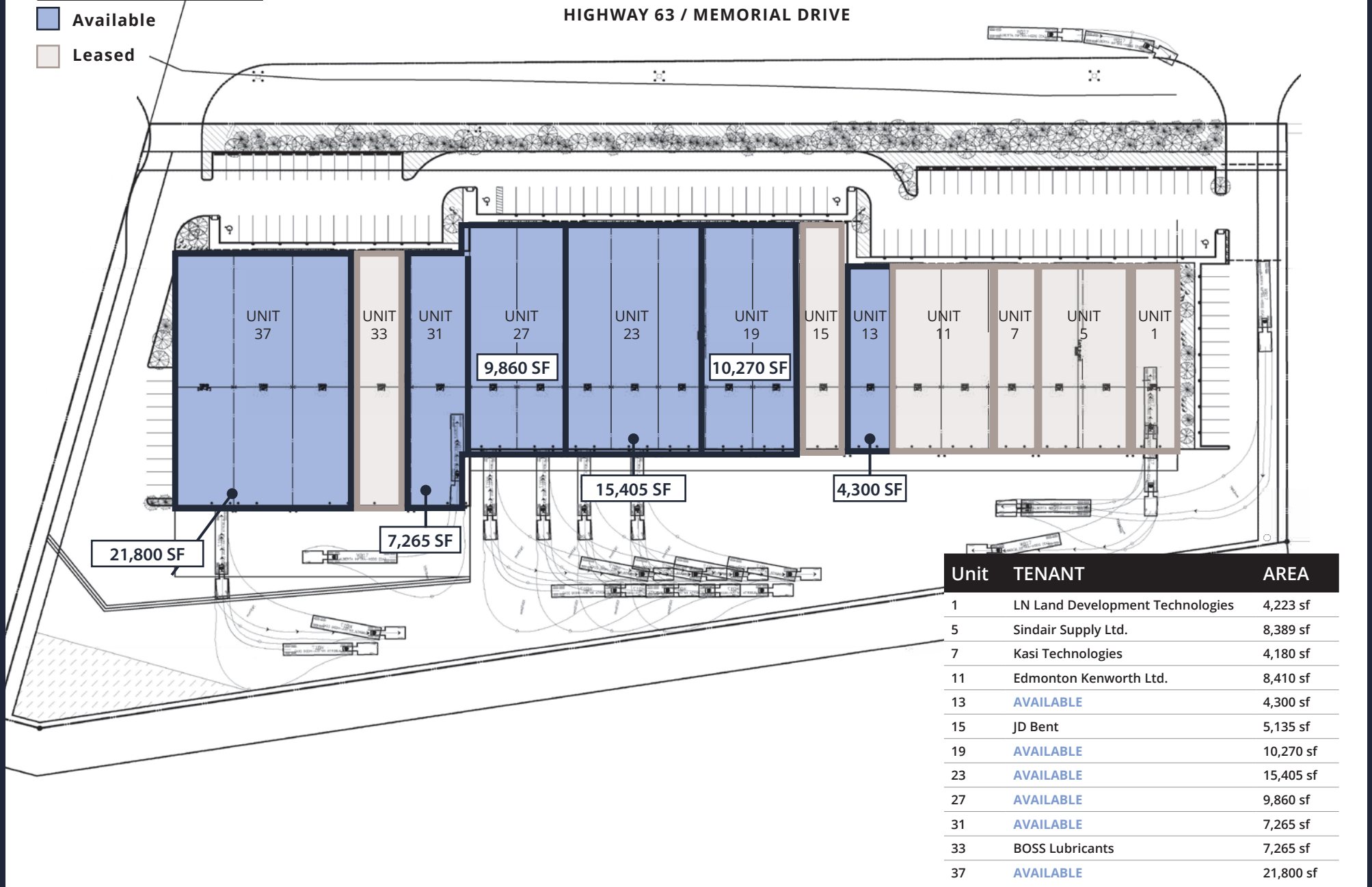
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Site / Building Plans

- Available
- Leased

HIGHWAY 63 / MEMORIAL DRIVE



Site Specifications

Address: 885 Memorial Drive, Fort McMurray, AB

Legal Address: Plan 0421423; Block 1; Lot 4

Zoning: BI - Business Industrial

Site Size: 6.84 Acres

Area Available: 4,300 SF up to 42,800 SF

Year Built: 2008

Ceiling Height: 28'

Loading: 12'x14' grade doors
Dock loading opportunities available

Lease Rate: Market

Offering highlights include:

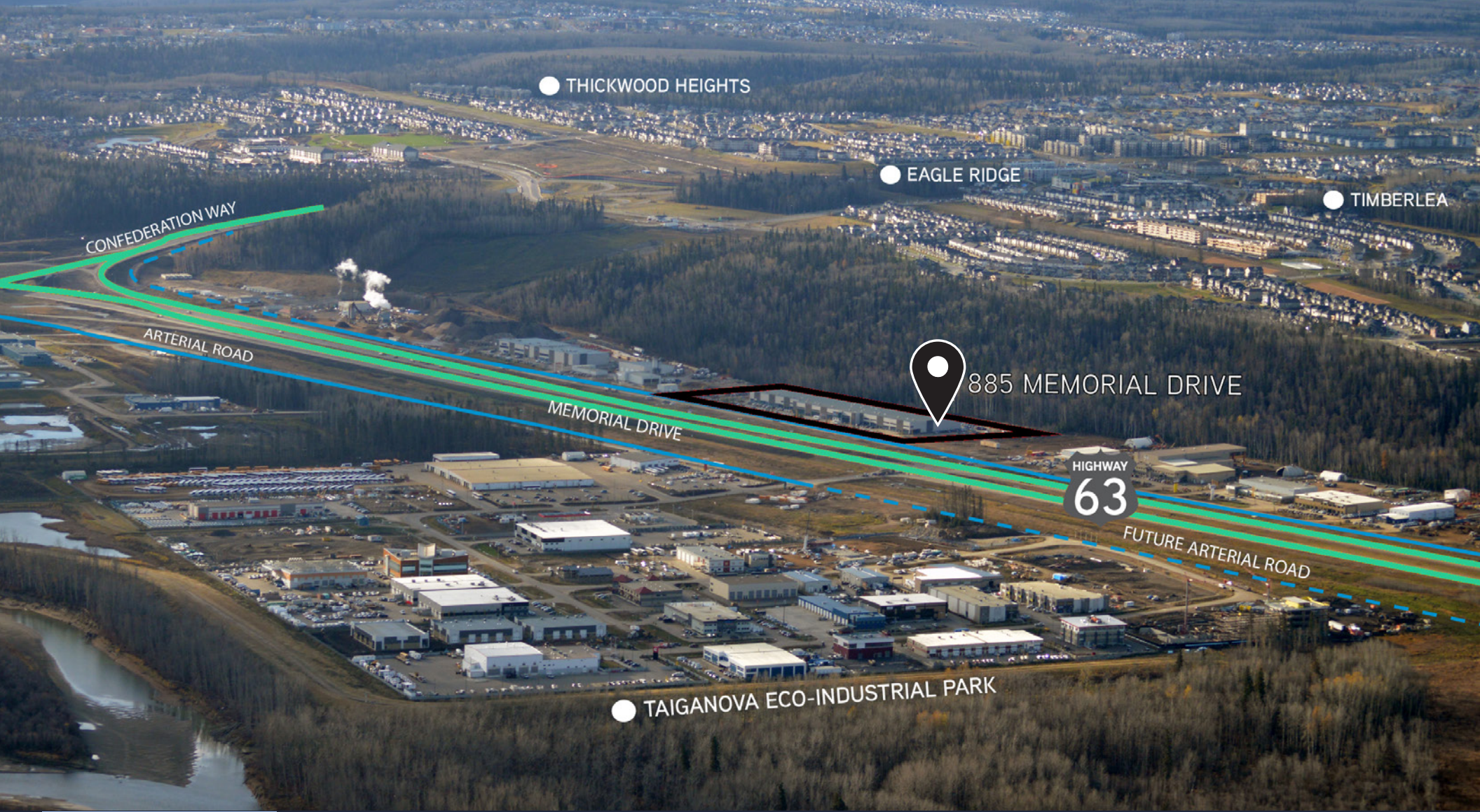
- The property is improved with ample paved parking, generous marshalling radius in the rear, grade loading, and flexible demising options
- Exposure to >20,000 vehicles per day
- Demising options from 4,175 - 42,800 SF
- Turnkey options available



For Lease

885 Memorial Drive, Fort McMurray, AB





● THICKWOOD HEIGHTS

● EAGLE RIDGE

● TIMBERLEA

CONFEDERATION WAY

ARTERIAL ROAD

MEMORIAL DRIVE

885 MEMORIAL DRIVE

HIGHWAY
63

FUTURE ARTERIAL ROAD

● TAIGANOVA ECO-INDUSTRIAL PARK

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