

FOR LEASE

TaigaNova Industrial Bays

Units 203 & 204

405 TaigaNova Crescent,
Fort McMurray, AB

Situated in TaigaNova Industrial Park and accessible from TaigaNova Crescent, these showroom industrial bays have convenient access to Highway 63 and neighborhoods containing the majority of Fort McMurray's population. The property is enhanced with grade loading doors, paved parking, and can be improved per tenant requirement.



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Property Details

Civic Address: 405 TaigaNova Crescent
Fort McMurray, AB

Legal Address: Condo Plan 1221154
Units 1 - 5, 7/8

Availability: Immediately

Zoning: Business Industrial

Building Area:

- Unit 101 - 5,208 SF
- Unit 102 - 5,055 SF
- Unit 103 - 4,811 SF
- Unit 104 - 4,547 SF
- Unit 105 - 4,300 SF
- Unit 203 - 3,864 SF
- Unit 204 - 3,864 SF

Yard Space: 1.11 acre adjacent yard for storage and additional parking

Signage: On-Building

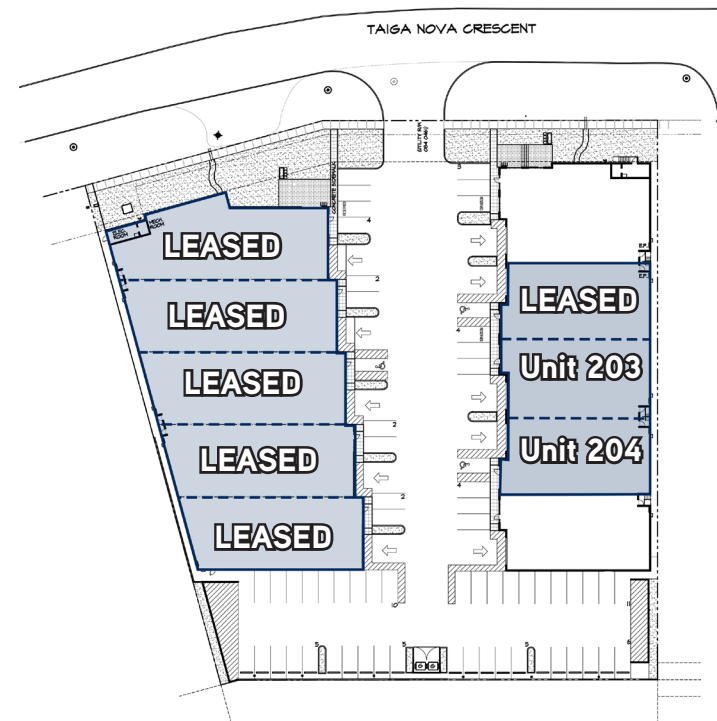
Additional Notes:

- Paved parking
- 2012 precast concrete construction
- T5H0 lighting

Lease Rate: Market



Site Plan



*Plan does not include adjacent 1.11 acre yard space



SPACE AVAILABLE

UNITS AVAILABLE

101	LEASED
102	LEASED
103	LEASED
104	LEASED
105	LEASED
203	3,864 SF
204	3,864 SF
Adjacent Yard Space	1.11 Acres




SITE PLAN EXPANDED *Plan does not include adjacent 1.11 acre yard space




Central TaigaNova Industrial Park location allows for easy access to Highway 63 and the Timberlea and Thickwood neighborhoods.

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8 km
to Downtown Fort McMurray



HWY 63
Quick highway access



125,032
Regional Municipality of Wood Buffalo population



405 TaigaNova Cres.

Downtown Fort McMurray

Additional Details

- Available immediately
- Flexible buildout
- Excellent on-building signage opportunity

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