

**AVISON
YOUNG**

For Lease Warehouse/Office for Lease

145 MacMillan Road
Fort McMurray, AB



**Get more
information**

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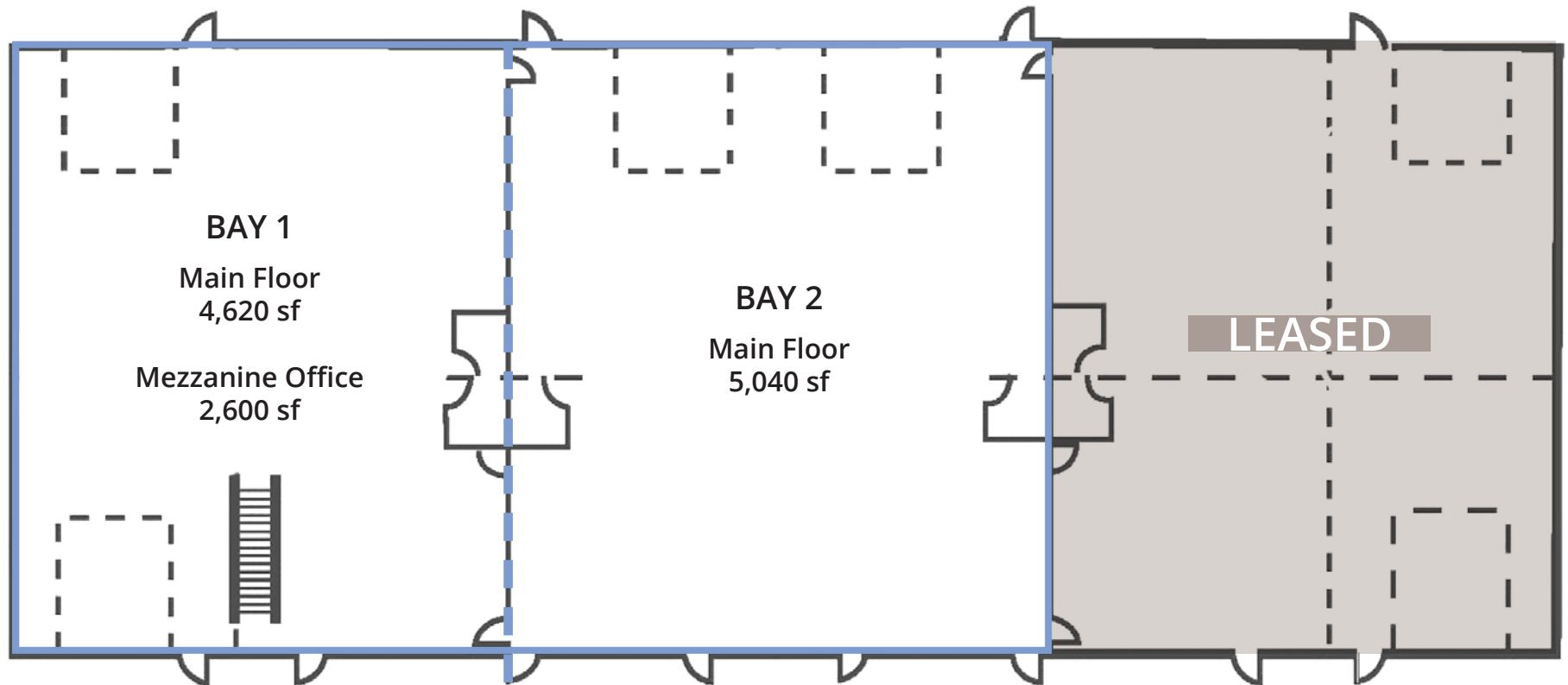
For Lease

145 MacMillan Road, Fort McMurray, AB



Located in MacKenzie
Industrial Park

Site / Building Plans



BAY 1 & 2 contiguous: 12,260 sf

Site Specifications

Address: 145 MacMillan Road, Fort McMurray, AB

Legal Address: Plan 0623176 Blk 42 Lot 1B

Zoning: BI - Business Industrial

Site Size: +/- 1.1Acres

Building Size: 16,880 sf

BAY 1

Main floor: 4,620 sf

2nd floor mezzanine office: 2,600 sf

Total: 7,220 sf

Area Available:

BAY 2

Main floor 5,040 sf

CONTIGUOUS: 12,260sf

Ceiling Height: 17' to 23'

Heating: Forced Air

Loading: (3) 14'x16' grade
(1) 14'x14' grade
End bay is drive-thru

Operating Costs: \$6.79 psf

Lease Rate: Market

Offering highlights include:

- Bay 1 includes drive-thru grade doors in end bay with mezzanine office with 8 offices, lunchroom, boardroom & storage with 4,620 sf on main floor and 2,600 sf mezzanine office
- Bay 2 has main floor area of 5,040 sf



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