

FOR SUBLEASE | 8030 GOLOSKY AVENUE

37,000 SF Prime Industrial Facility in the Heart of Downtown Fort McMurray

An exceptional opportunity to lease 37,000 square feet (+/-) of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray's Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users. The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes. This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure. Contact us for more information and to book a showing.



FORTMCMURRAY
COMMERCIALPROPERTIES.COM

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COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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PROPERTY INFORMATION

RATE: \$10.00 PSF + GST

OP COSTS: *Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes.*

LEGAL ADDRESS: Plan: 5987RS, Block: 1, Lot: 2 & 3

MUNICIPAL ADDRESS: 8030 Golosky Avenue,
Fort McMurray, AB T9H 1V5

ZONING: PRA2

PROPERTY SIZE: 37,000 SF (+/-)

LOCATION:

Downtown Fort McMurray
Strategically located in Downtown Fort McMurray with seamless connectivity to major transportation routes and essential services.

OFFICE AREA:

- **Main Floor:** Reception area, 3 private offices, a boardroom, washrooms, staff space, and storage
- **Upper Floor:** 3 additional offices, a second boardroom, and more space for storage or administrative use.

BUILDING A:

- 5 new 12' x 14' grade-level overhead doors
- 2 drive-through bays
- Drive-through wash bay
- Open-span 100' x 80' warehouse with concrete floors and floor drains
- Newer 120/208 volt, 3-phase, 400 amp electrical system
- New HVAC with air conditioning
- Overhead heaters and exhaust fans in the warehouses
- New 100-gallon hot water tank
- New roof is currently being installed

BUILDING B:

- 8 new 14' x 20' grade-level overhead doors
- 4 drive-through bays
- Spacious Warehouse (approx. 100' x 160')
- 8-foot wide concrete apron with a compacted gravel floor
- Newer overhead heating units

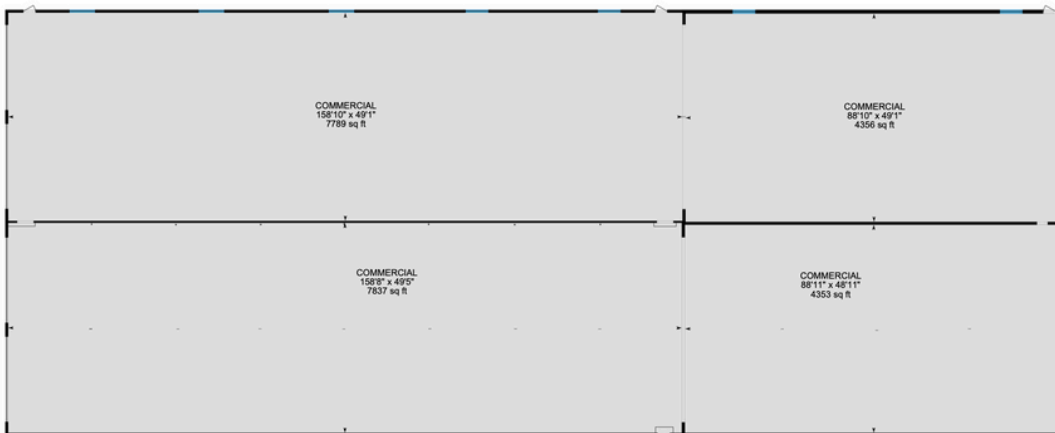
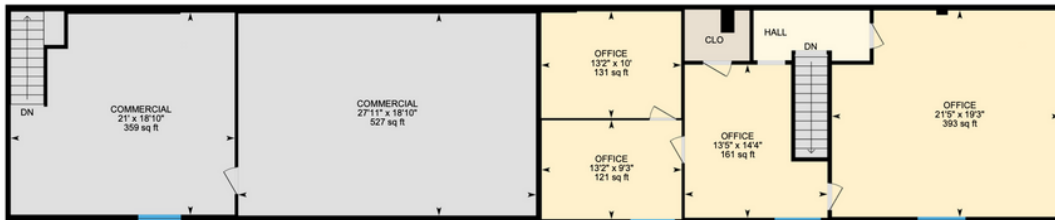


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Not a BOMA measurement
– interior dimensions shown are for tenant planning purposes only.



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