

FOR SALE OR LEASE | BAY 305 & 308 - 400 MACKENZIE BOULEVARD

# Flexible & Improved Warehouse Bays

KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL BAY IN MACKENZIE INDUSTRIAL PARK. These bays offer exceptional value and versatility within a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial operations, service businesses, or vehicle and equipment storage, this unit is designed for functionality and comfort. The space features front grade-level loading with a 12' x 16' overhead door and man door, 22' ceiling height, and durable pre-cast concrete construction. A professionally installed air make-up system ensures proper ventilation, consistent air quality, and temperature control—making the space ideal for working with vehicles, operating equipment, or running mechanical or detailing services year-round. Additional features include a floor drain, two-piece bathroom, and two dedicated parking stalls. Strategically located in the southeast sector of Fort McMurray, adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and convenient access to the airport, downtown, and major industrial corridors. Available for immediate possession, with affordable condo fees that include water.



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## PROPERTY INFORMATION

LIST PRICE:	<b>\$489,900 - PRICE REDUCED!</b>
CONDO FEES:	<b>\$480.86 / month</b>
OR	
LEASE RATE:	<b>\$28.00 PSF + GST - RATE REDUCED!</b>
OPERATING COSTS:	<b>\$8.27 PSF</b>
YEAR BUILT:	2012
LEGAL ADDRESS:	Plan 1322096, Block 30 & 33
ZONING:	BI - Business Industrial
MUNICIPAL ADDRESS:	305 & 308-400 MacKenzie Boulevard, Fort McMurray, AB T9H 4C4
LOCATION:	MacKenzie Industrial Park
PROPERTY SIZE:	<ul style="list-style-type: none"><li>• <b>Bay 305:</b> 1,591 SF (+/-)</li><li>• <b>Bay 308:</b> 1,584 SF (+/-)</li></ul>
IMPROVEMENTS:	<ul style="list-style-type: none"><li>• 2pc Washroom</li><li>• Air Make Up</li></ul>



### LOCATION INFORMATION:

Strategically Located with high visibility directly on MacKenzie Boulevard in the southeast sector of the community. Adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.



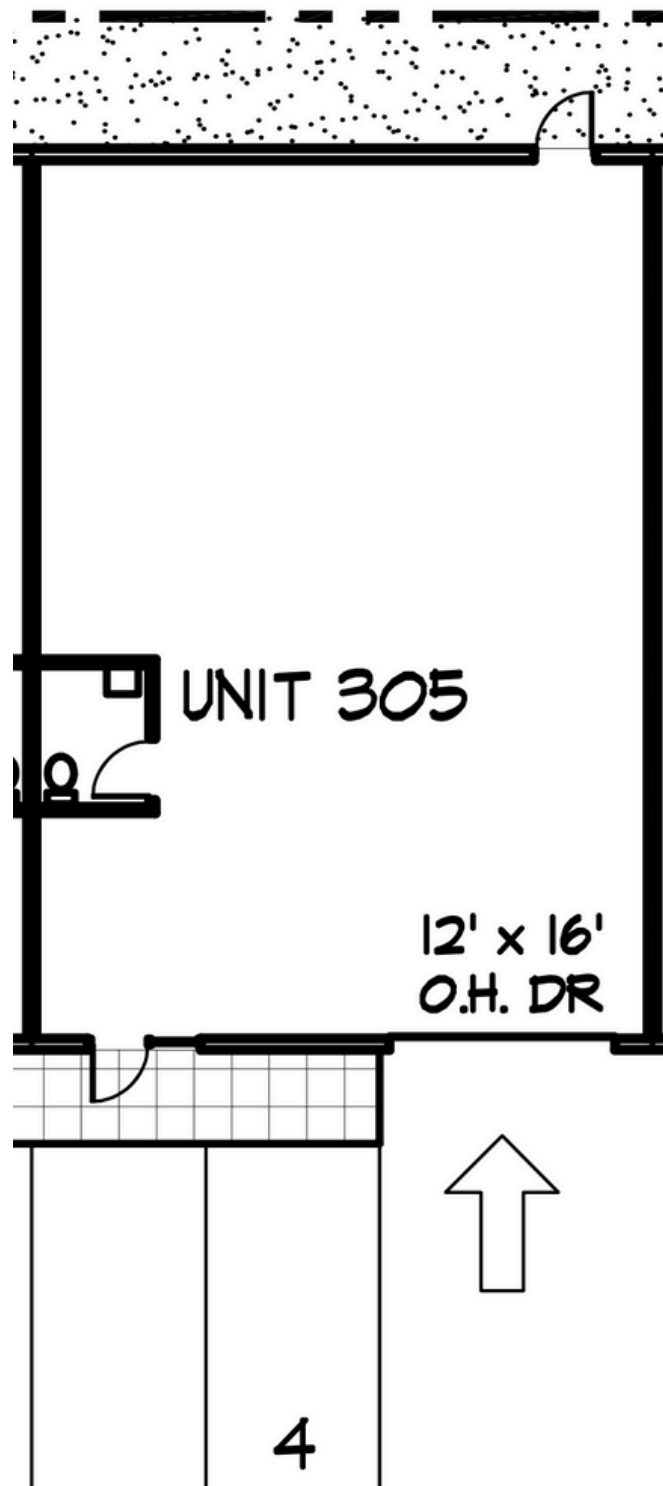
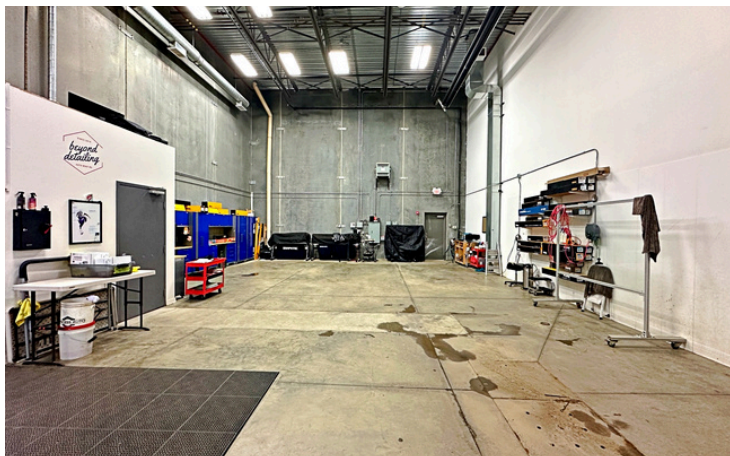
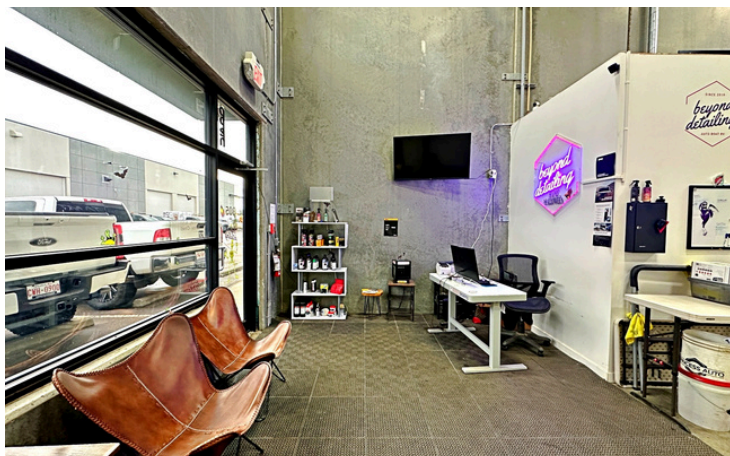


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**BAY 305:**  
1,591 SF (+/-)



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KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

**BAY 308:**  
1,584 SF (+/-)

