

**AVISON  
YOUNG**

## Industrial Bays for Lease

330 MacKenzie Boulevard  
Fort McMurray, AB



**Get more  
information**

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# Central MacKenzie Industrial Park Location

## About the Property

Located in the heart of the MacKenzie Industrial Park, 330 MacKenzie Boulevard is a 2.94 acre site with flexible leasing opportunities, fronting onto MacKenzie Boulevard. The property has quick access to Highways 63 & 69, and is minutes from Fort McMurray's downtown core.

The available areas are improved with in-floor radiant heat, sealed floors, a grade door, storage racks and a washroom.

Offering highlights include:

- Additional yard space available.
- Flexible leasing opportunities from 2,520 SF - 5,040 SF.
- Please contact any member of the listing team for lease rates.

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**330 MacKenzie Boulevard presents a unique opportunity to lease a heated, well-maintained warehouse space in the MacKenzie Industrial Park.**



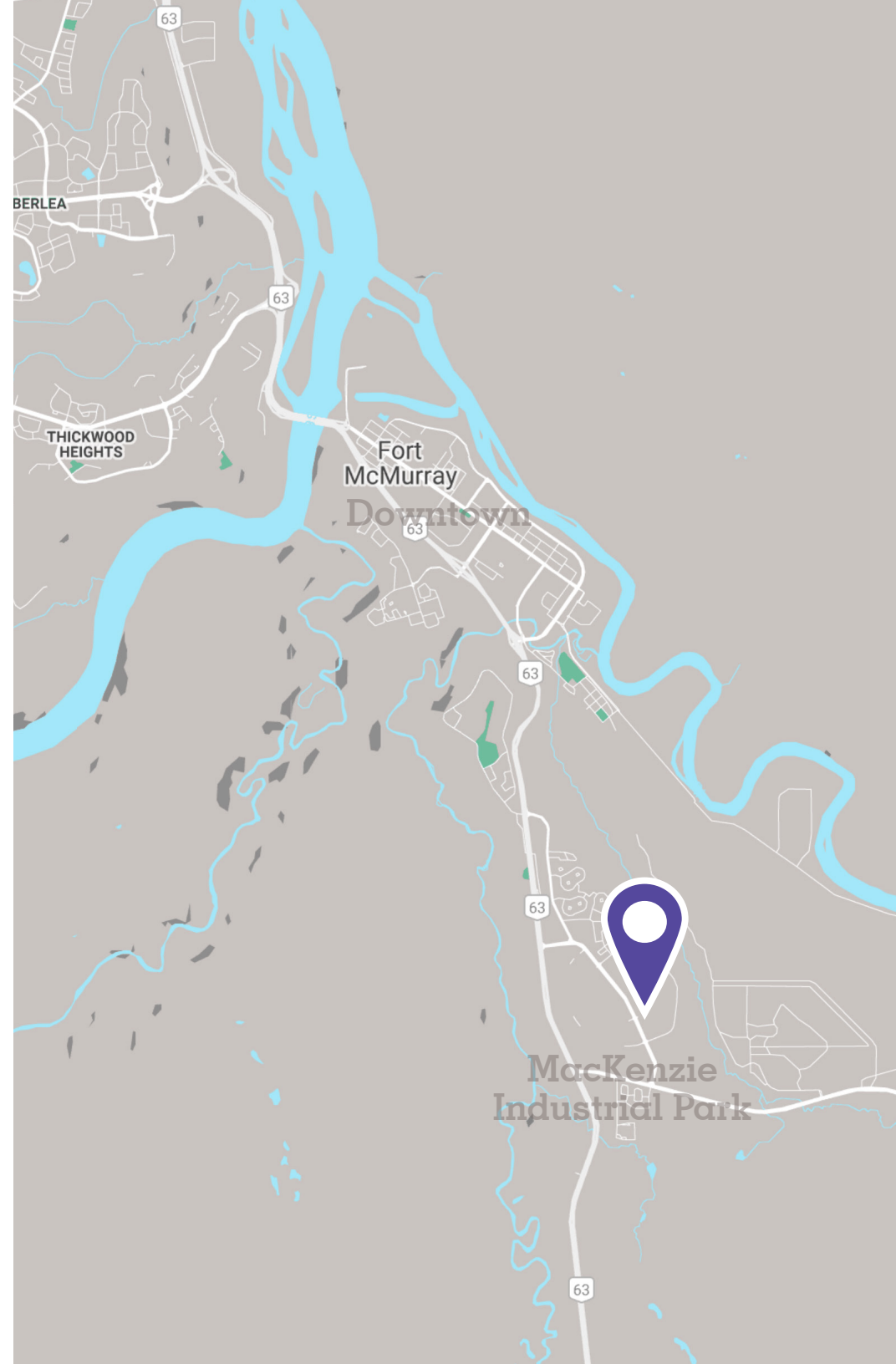
**Turnkey Space**



**Secure, fenced yard**



**Well Positioned  
MacKenzie  
Industrial Location**



# Demographics (Urban Service Area, 2022 Est.)

<b>POPULATION</b>	71,596		
<b>Age</b> <small>(2022 Est.)</small>		<b>Income</b> <small>(2022 Est.)</small>	
<b>0-24</b>	32%	<b>AVG HOUSEHOLD INCOME</b>	\$232,593
<b>25-49</b>	46%	<b>PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000</b>	79%
<b>50-74</b>	21%	<b>PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000</b>	9%
<b>75+</b>	<1%		
<b>MEDIAN</b>	36		

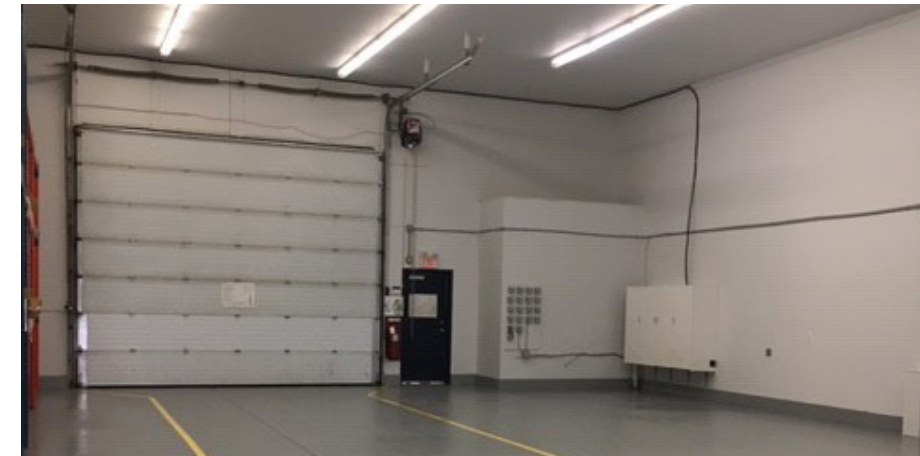
## Site Specifications

<b>MUNICIPAL</b>	330 MacKenzie Boulevard Fort McMurray, Alberta
<b>LEGAL</b>	Plan 9624162; Block 31; Lot 9
<b>SITE SIZE</b>	2.94 Acres
<b>BUILDING AREA</b>	Bay F: 2,520 SF Bay G: 2,520 SF
<b>ZONING</b>	IB - Business Industrial
<b>ACCESS</b>	MacKenzie Boulevard
<b>ADDITIONAL DETAILS</b>	<ul style="list-style-type: none"><li>• In-floor radiant heat</li><li>• Sealed floors</li><li>• 17'x14' grade door</li><li>• In-bay storage racks</li><li>• One washroom per bay</li><li>• Secure, fenced yard access</li><li>• 24 hour access</li><li>• Additional yard space available</li></ul>
<b>LEASE RATE</b>	Please Contact

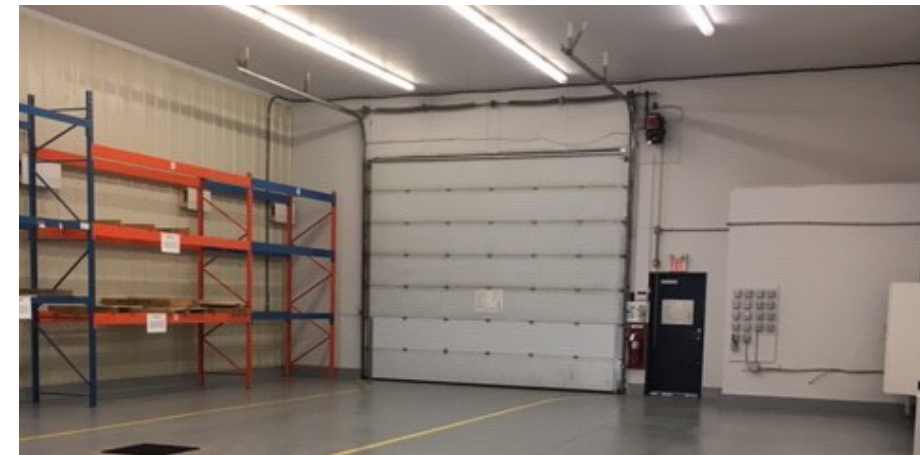
**BAY F EXTERIOR**



**BAY F INTERIOR**



**BAY F INTERIOR**





MacDonald Crescent

330 MacKenzie Boulevard

MacKenzie Boulevard

MacKay Crescent



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