

**AVISON
YOUNG**

**For Lease
Industrial Warehouse/Office**

#2B, 230 TaigaNova Crescent
Fort McMurray, AB



**Get more
information**

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For Lease

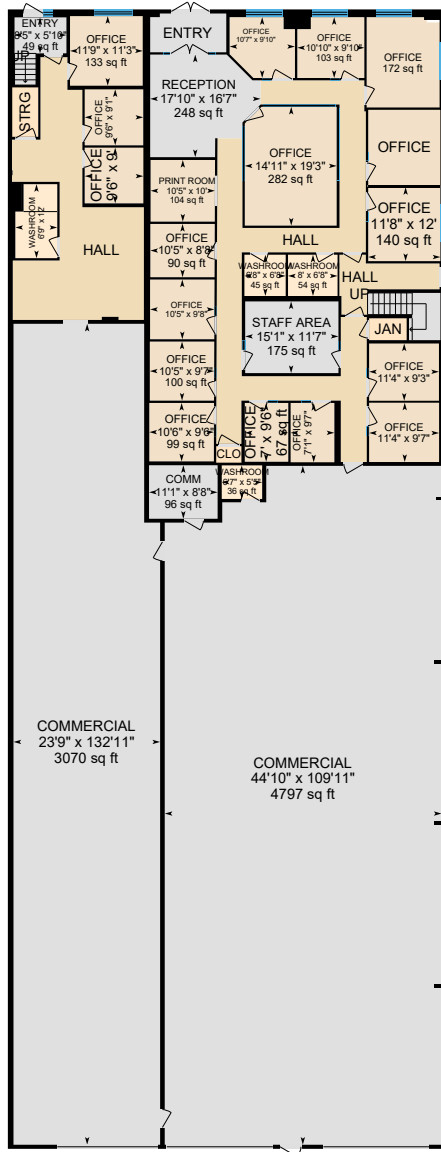
#2B, 230 TaigaNova Crescent, Fort McMurray, AB



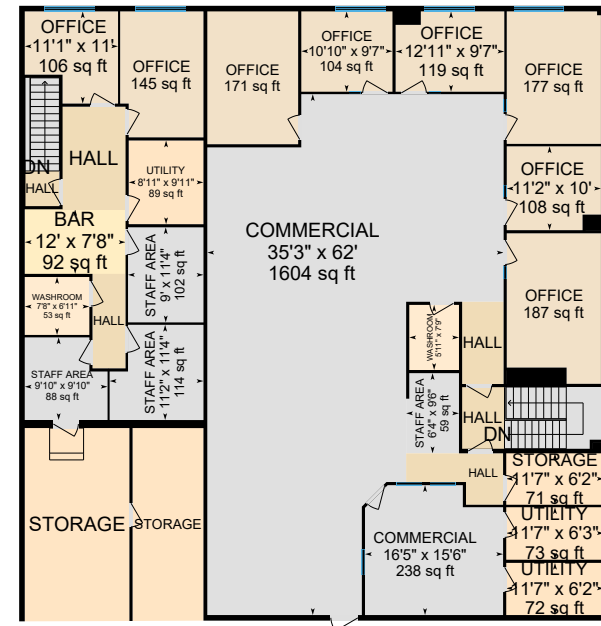
Building Plans



MAIN FLOOR
13,000 SF



SECOND FLOOR
4,951 SF



Site Specifications

Address:	#2B, 230 TaigaNova Crescent, Fort McMurray, AB
Legal Address:	Condo Plan 1122917 Unit 2
Zoning:	BI - Business Industrial
Area Available:	13,000 SF Main Floor 4,951 SF Second Floor 17,951 SF Total
Ceiling Height:	30' Clear
Make Up Air:	Yes
Power:	TBD
Loading:	3 - 16'x16' overhead doors
Column Grids:	Clear space throughout the warehouse/shop
Yard Improvements:	Fully paved fenced yard
Lease Rate:	Market

Offering highlights include:

- Distributed power in shop
- Two stage sumps
- Make-up air with powered exhaust system
- Extensive shop glazing for natural light
- Paved marshalling area with secure paved yard
- First class office improvements



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