

**AVISON
YOUNG**

**For Lease
Premiere Industrial Warehouse/Office**

240 TaigaNova Crescent
Fort McMurray, AB



**Get more
information**

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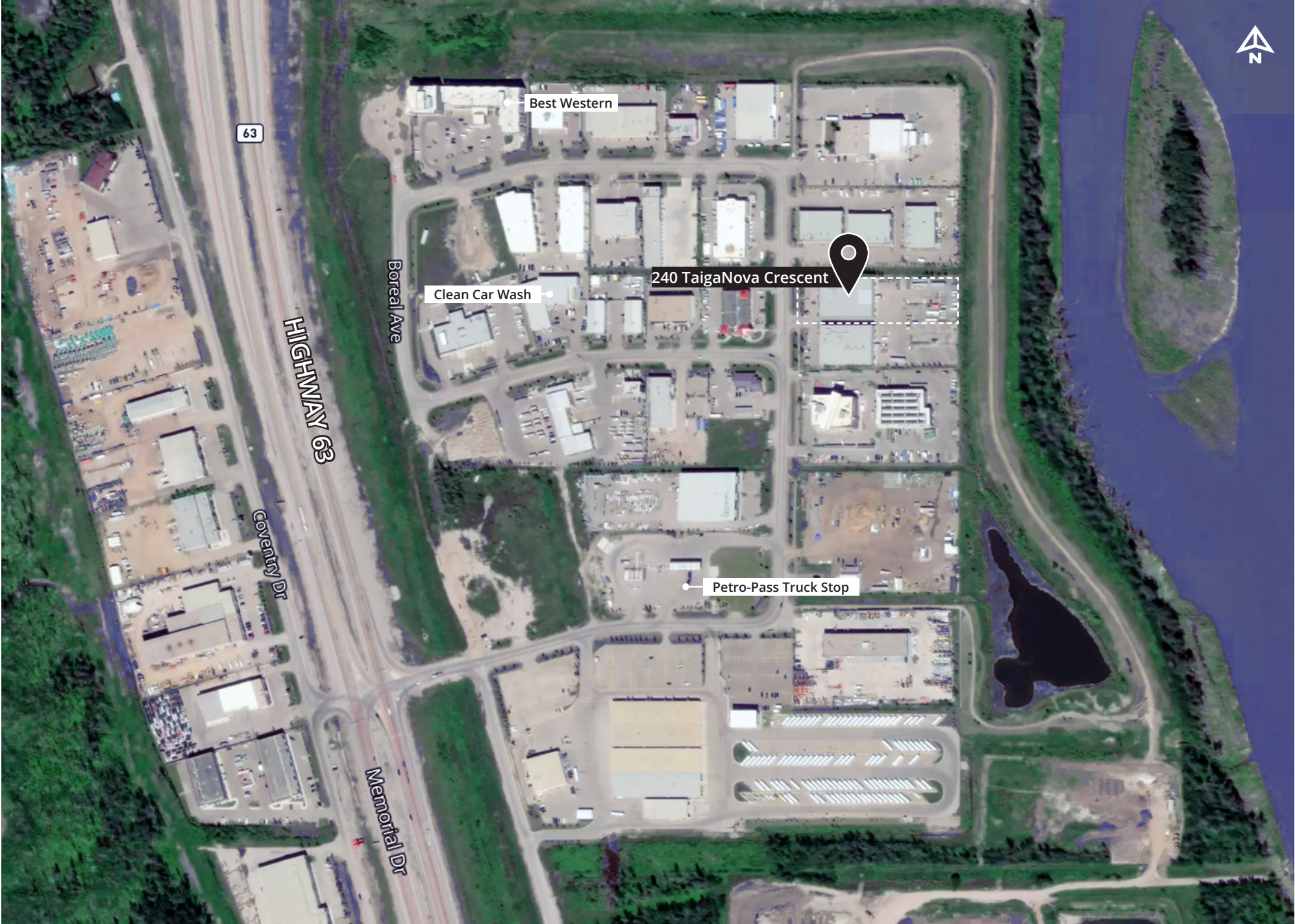
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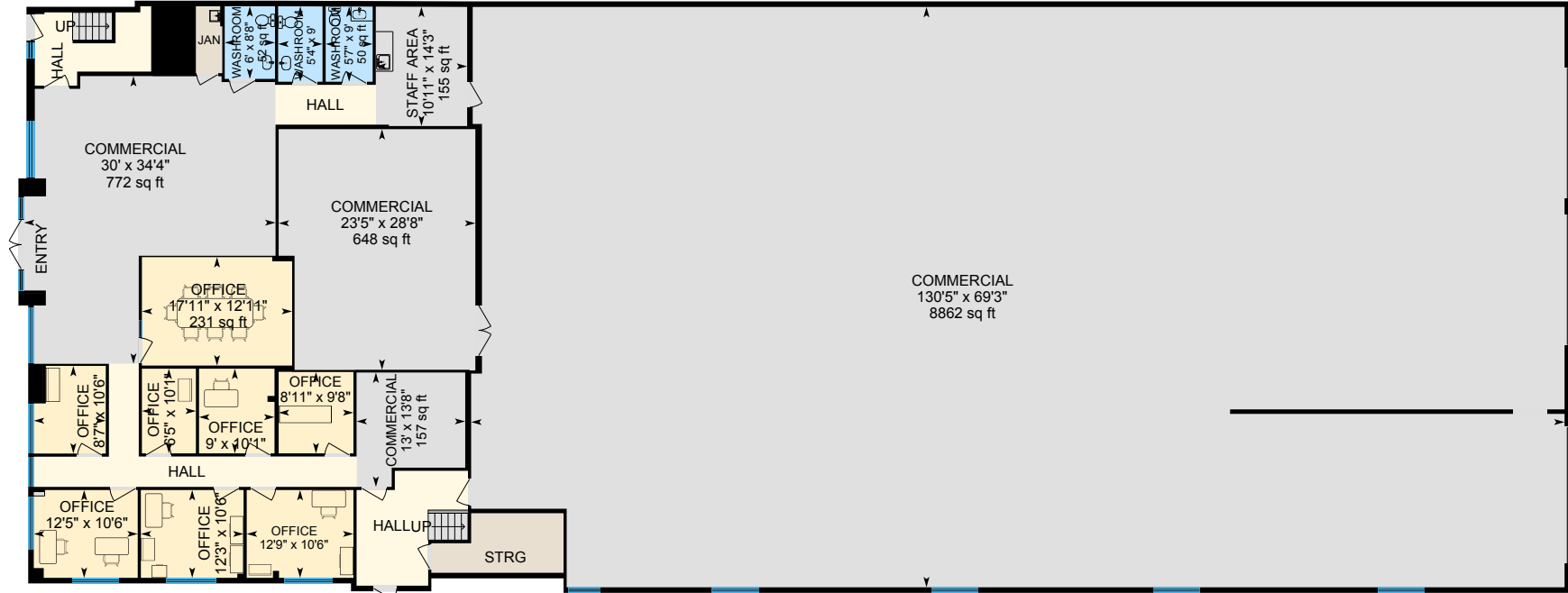
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For Lease

240 TaigaNova Crescent, Fort McMurray, AB

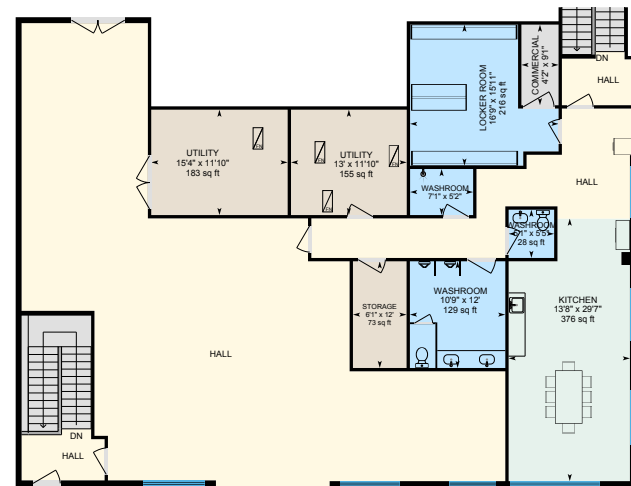


Building Plans



MAIN FLOOR
12,576 SF

SECOND FLOOR
±3,642 SF



Site Specifications

Address: 240 TaigaNova Crescent, Fort McMurray, AB

Legal Address: Plan 1122917 Lot 1

Zoning: BI - Business Industrial

Site Size: 2.06 Acres

Yard Area: 1.05 Acres developed yard and parking

Year Built: 2012

OPTION A - ENTIRE BUILDING

Main Floor 26,085 sf

Second Floor Office +/-8,475

Total: +/- 34,307 sf

OPTION B - TENANT A

Main Floor Office 5,099 sf

Second Floor Office 4,833 sf

Main Floor Warehouse 7,755 sf

Total: 17,687 sf

OPTION C - TENANT B

Main Floor Office ±3,642 sf

Second Floor Office ±3,642 sf

Warehouse ±9,366 sf

Total: ±16,620 sf

Area Available:

Ceiling Height: 30' clear

Make Up Air: Yes

Lighting: T5HO

Loading: Six (6) 16' x 16' grade doors

Heating: Radiant and forced air

Lease Rate: Market

Operating Costs: \$4.28 psf (2025)



Offering highlights include:

- Modern, state-of-the-art facility
- Prime location within the highly regarded TaigaNova Industrial Area
- High-quality office development with superior finishes
- Generous parking and well-maintained hard-surface yard space
- Convenient, near-direct access to major arterials and plant sites
- High-clearance ceilings ideal for maximizing cubic storage
- Flexible opportunity: sell as an investment property with covenant tenants or vacant for an owner/user

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Fort McMurray

Market Opportunity

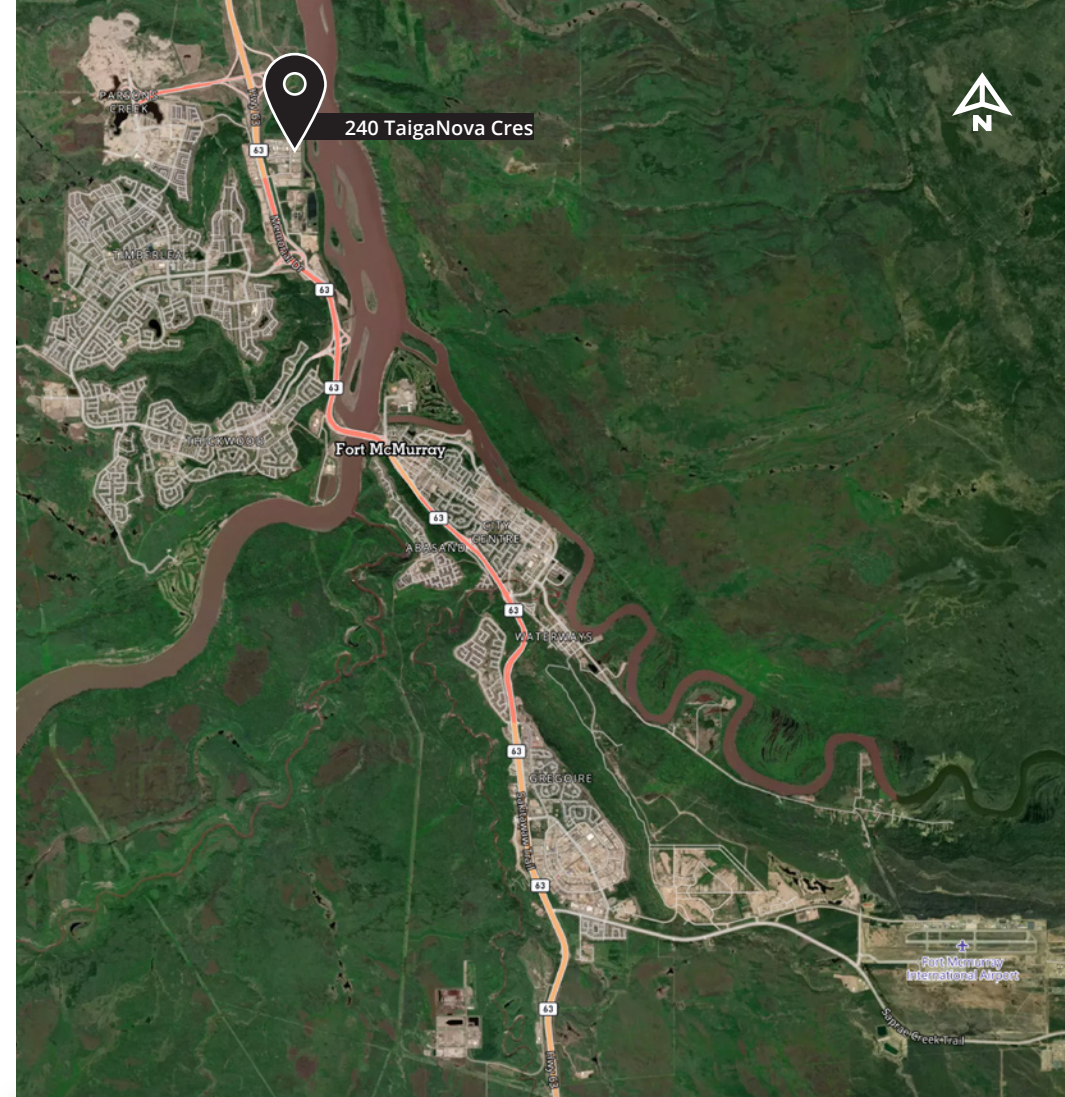
ALBERTA ADVANTAGE: From the lowest corporate tax rate in Canada to a highly educated labour pool, Fort McMurray typifies the Alberta Advantage.

INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 trillion to the Canadian GDP. For 2024, capital investment in the oil sands was forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

CONNECTIVITY: Fort McMurray International Airport announced in January 2025 the expansion of flight frequencies to Edmonton, Calgary, and Toronto. The airport provides quick and efficient connections across Canada and around the world.



<https://www.fmwb.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



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