

**AVISON  
YOUNG**

**For Sublease  
Industrial/Office Bays & Shop**

191 Mackay Crescent, Fort McMurray, AB



**Get more  
information**

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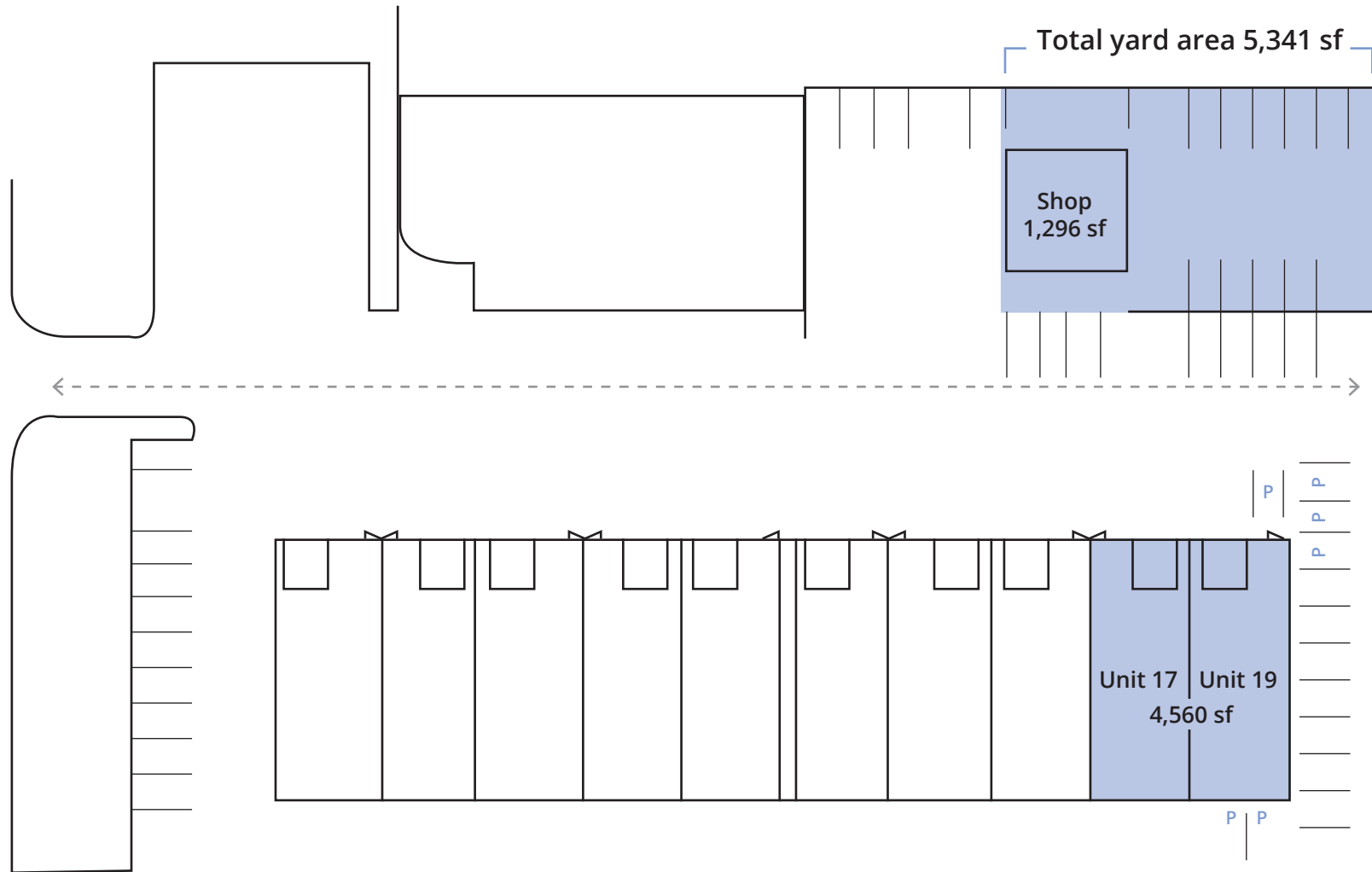
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### Site / Building Plans

- Area available
- P Designated parking area



## Site Specifications

Address: 191 Mackay Crescent, Fort McMurray, AB

Legal Address: Plan 0424250 Block 38 Lot 7

Zoning: BI - Business Industrial

Area Available: Shop: 1,296 sf shop + 5,341 sf yard  
Warehouse Units: 4,560 sf

Ceiling Height: 20' (warehouse)

Foundation: Reinforcing wire mesh; concrete floor

HVAC: Forced air heating and cooling in the office area;  
2 forced air heating with suspended gas fired heating units

Power: 3 phase power with own electrical meter and sub panel

Loading: 2 x grade doors (14'x14')

Parking: 4 stalls in front and 2 stalls in rear

Lease Rate: Market

### Offering highlights include:

Strategically situated next to Highway 63, with direct access to Highway 69, MacKenzie Industrial Park, the airport, and the downtown core for optimal accessibility and connectivity.

SHOP



WAREHOUSE



WAREHOUSE







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