



**> FOR LEASE - INDUSTRIAL SPACE**

**431 MacKenzie Boulevard**

431 MacKenzie Boulevard, Fort McMurray, AB

MAREENA BOBEY  
VP OPERATIONS  
780.430.0529  
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CAMGILL DEVELOPMENT CORP  
201, 9894 42 Avenue  
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## Building Features

- Unit 130 is furnished turn-key office space.
- Abundant paved parking.
- Easy and convenient access to Highway 63 and downtown Fort McMurray.

## Premises

Size:	Unit 130 -	3,968 sqft of main floor + 132 sqft of mezzanine
	Unit 140 -	4,010 sqft of main floor
Lease Rate:	Market	
Op Costs:	Estimated at \$10.27	
Tenant Allowance:	Negotiable	
Zoning:	Business Industrial (BI)	
Availability:	Immediately	



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