



## Opportunity

Situated in TaigaNova Industrial Park and fronting onto Boreal Avenue, this industrial/office facility has quick access to Highway 63 the northern mine sites, and the Thickwood and Timberlea neighborhoods. The property is enhanced with mezzanine office space, ample paved site parking, a drive-through yard, and grade doors.

- Located on a corner lot in the heart of the MacKenzie Industrial Park
- One 2,194 SF bay available
- One grade door per space
- Ample paved site parking
- Available immediately
- Drive-through parking area
- Attractive high exposure location on TaigaNova Crescent/Boreal Avenue
- Flexible office/warehouse use

**Lease Rate:** Market

## Get more information

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**For Lease**

110 Boreal Avenue, Fort McMurray, AB



Road Access  
**Boreal Avenue**



Regional Municipality  
of Wood Buffalo  
**125,032**



Distance to Downtown  
**7.5km**

### Property Details

|                     |  |
|---------------------|--|
| Civic Address:      | 110 Boreal Avenue  |
| Legal Plan:         | Plan 0840460, Block 3, Lot 6                                     |
| Property Type:      | Multi-tenant office/warehouse space                              |
| Zoning:             | BI - Business Industrial   |
| Site Area:          | 1.33 acres   |
| Location:           | Central TaigaNova Industrial Park                                |
| Leaseable Area:     | Unit 5: 2,194 SF   |
| Exterior:           | Ample paved site parking   |
| Building Amenities: | One grade door per bay<br>Fully improved office/warehouse spaces |



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