



## SERVICE & TRAINING FACILITY

210 MACLENNAN CRESCENT, FORT MCMURRAY, AB



**EXCEPTIONAL INDUSTRIAL SERVICE AND TRAINING FACILITY** 

**CUSHMAN & WAKEFIELD** Edmonton

te 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 or properties) in question, June 2025

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## PROPERTY DETAILS

MUNICIPAL ADDRESS: 210 MacLennan Crescent, Fort

McMurray, AB

**LEGAL:** Plan 7921539, Block 41, Lot 2

**ACCESS:** Off of MacLennan Crescent

**ZONING:** Business Industrial

**BUILDING AREA:** 8,800 SF main building, 4,500 SF

heated metal shop

**SITE AREA:** 1.59 acres

COVERAGE: 17%

**SPECIFIC AREAS:** Extensive training room

development

**CLASS:** Industrial

**YEAR BUILT:** 1982, office addition 2001, renovated

2012/2013

**CONSTRUCTION:** Steel with decorative cladding

**ROOF:** Steel roof

**FOUNDATION:** Concrete

CEILING: 18' to 20' clear

**LOADING:** 5 grade level loading doors, drive

through washbay

**HVAC:** Radiant tube heating in shop /

Rooftop HVAC for office

**YARD DETAILS:** Gravel yard, asphalt parking lot

LEASE RATE: \$23,500 Per Month















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