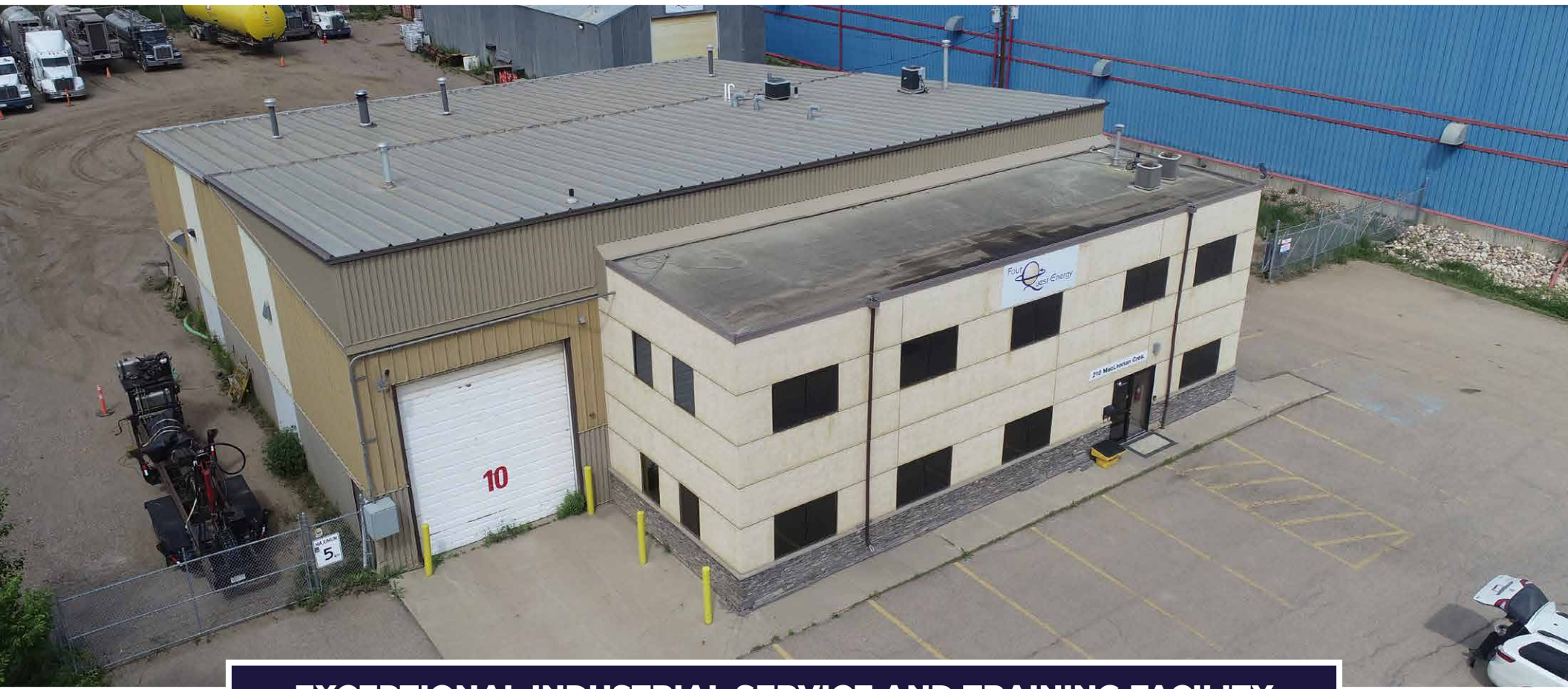


SERVICE & TRAINING FACILITY

210 MACLENNAN CRESCENT, FORT MCMURRAY, AB



EXCEPTIONAL INDUSTRIAL SERVICE AND TRAINING FACILITY

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



AERIAL VIEW



THE OPPORTUNITY

Flexible service centre and training facility

- Drive through washbay
- Large heated stand alone storage building
- Large 1.59 acre yard

