

FOR LEASE

TaigaNova Industrial Bays

Units 203 & 204

405 TaigaNova Crescent,
Fort McMurray, AB

Situated in TaigaNova Industrial Park and accessible from TaigaNova Crescent, these showroom industrial bays have convenient access to Highway 63 and neighborhoods containing the majority of Fort McMurray's population. The property is enhanced with grade loading doors, paved parking, and can be improved per tenant requirement.



Ken Williamson, Principal
780 880 0663
ken.williamson@avisonyoung.com

Jason Williamson, Associate
780 993 3535
jason.williamson@avisonyoung.com



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www.avisonyoung.com

Property Details

Civic Address:	405 TaigaNova Crescent Fort McMurray, AB
Legal Address:	Condo Plan 1221154 Units 1 - 5, 7/8
Availability:	Immediately

Zoning:	Business Industrial
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Building Area:	Unit 101 - 5,208 SF
	Unit 102 - 5,055 SF
	Unit 103 - 4,811 SF
	Unit 104 - 4,547 SF
	Unit 105 - 4,300 SF
	Unit 203 - 3,864 SF
	Unit 204 - 3,864 SF

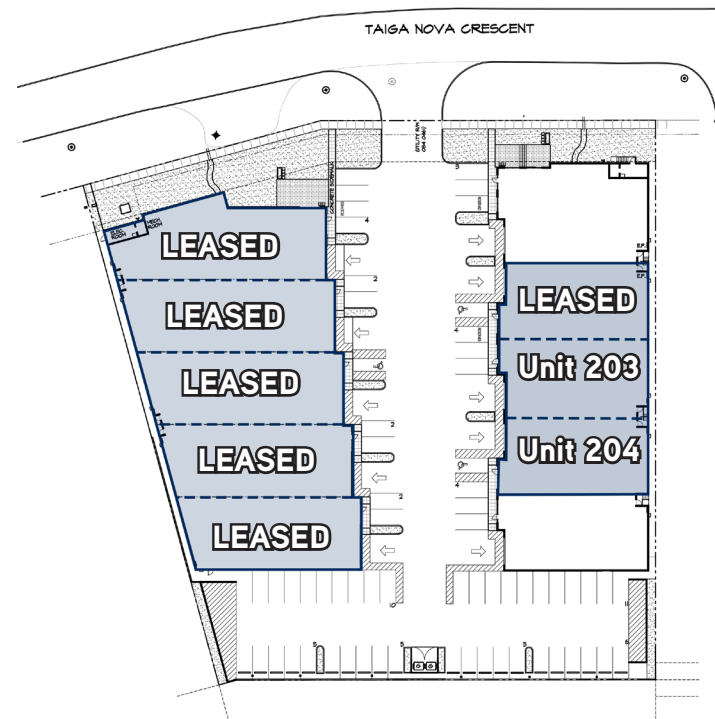
Yard Space:	1.11 acre adjacent yard for storage and additional parking
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Signage:	On-Building
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Additional Notes:	• Paved parking • 2012 precast concrete construction • T5H0 lighting
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Lease Rate:	Market
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Site Plan



*Plan does not include adjacent 1.11 acre yard space



SITE PLAN EXPANDED *Plan does not include adjacent 1.11 acre yard space

SPACE AVAILABLE

UNITS AVAILABLE

101	LEASED
102	LEASED
103	LEASED
104	LEASED
105	LEASED
203	3,864 SF
204	3,864 SF

Adjacent
Yard Space 1.11 Acres





Central TaigaNova
Industrial Park location
allows for easy access
to Highway 63 and the
Timberlea and Thickwood
neighborhoods.

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8 km
to Downtown
Fort McMurray

HWY 63
Quick highway access

125,032
Regional
Municipality of Wood
Buffalo population

Additional Details

- Available immediately
- Flexible buildout
- Excellent on-building signage opportunity

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