

**265 Macalpine Crescent
Fort McMurray, Alberta**

MLS # A2220215



\$25 per sq.ft.

Division:	Mackenzie Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,151 sq.ft.
Zoning:	BI

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.84 Acres
Sewer:	-	Lot Feat:	Landscaped, Near Public Transit, Paved, See Remarks
Inclusions:	N/A		

FOR LEASE – 11,151.16 ± SQ. FT. Industrial Warehouse & Office with Bonus Storage in Fort McMurray's Premier Industrial Park This 11,151.16 ± square foot standalone industrial warehouse and office building offers an exceptional opportunity for businesses seeking a combination of shop, yard, and professional office space. Strategically located in Fort McMurray's largest industrial park, the property provides excellent access to Highways 63 and 69, and is only minutes from both the downtown core and the international airport (YMM). The building sits on a secured, fenced, and graveled lot with ample paved parking, making it well-suited for a wide range of industrial users. Constructed with durable metal cladding, the property features three attached warehouses with three grade-level overhead doors—one measuring 12' x 14' and two at 12' x 12'. The shop area is equipped with radiant and overhead forced-air heating and includes floor drains for added functionality. In addition, there is 893.89 sq. ft. of on-site storage, providing valuable extra space for equipment, inventory, or seasonal use. The two-storey office component, originally constructed in 1981, is fully climate controlled with forced air heating and air conditioning, ensuring year-round comfort. The main floor offers a welcoming reception area, multiple private offices, an open-concept space ideal for a showroom or bullpen, as well as washrooms, a lunchroom, and storage areas. The second level includes additional offices, a boardroom, copy room, kitchenette, and washrooms—providing a complete professional office environment. Additional highlights include BI (Business Industrial) zoning, excellent on-site pylon signage opportunity, and a negotiable double car garage. Altogether, this property delivers a rare blend of

functionality, accessibility, and flexibility, making it a prime location to position and grow your business in a high-demand industrial area.