

# FOR LEASE

## FIRST CLASS INDUSTRIAL/OFFICE BAYS

**NAI**Commercial



**280 TAIGANOVA CRESCENT | FORT MCMURRAY, AB**

### PROPERTY DESCRIPTION

- A unique opportunity to lease well improved north Fort McMurray office/warehouse bays
- Flexible space configurations with contiguous bay space from 3,225 sq.ft.± - 9,675 sq.ft.±
- One grade door per 3,225 sq.ft.± bay
- Convenient proximity to Highway 63 and populated residential neighbourhoods
- Immediate availabilities



FLEXIBLE SPACE  
CONFIGURATIONS



PAVED PARKING



WELL POSITIONED  
TAIGANOVA LOCATION



GRADE LOADING  
DOORS

#### CONOR CLARKE

Associate  
587 635 2480  
cclarke@naiedmonton.com

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

#### CHAD GRIFFITHS

Partner  
780 436 7414  
cgriffiths@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



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### PROPERTY INFORMATION

LEGAL ADDRESS	Plan 1021463, Block 1, Lot 9A
SITE SIZE	3.77 Acres±
AVAILABLE AREA	Building 1: 3,225 SF± - 9,675 SF± Building 3: 3,225 SF± - 6,450 SF± <b>LEASED</b>
ZONING	BI - Business Industrial
LOADING	12'x16' Grade Doors (one door per 3,225 sq.ft.± bay)
CEILING HEIGHT	22'
PROPERTY IMPROVEMENTS	<ul style="list-style-type: none"><li>- Abundant natural light</li><li>- Paved parking</li><li>- Flexible demising options</li><li>- Fully improved office space</li><li>- Telus Fibre Optics onsite</li><li>- Professional building management</li></ul>
AVAILABILITY	Immediately
LEASE RATE	Market
OPERATING COSTS	\$6.50/sq.ft./annum (2024) Includes property taxes, building insurance, common area maintenance and management fees



BAY 17



BAY 17

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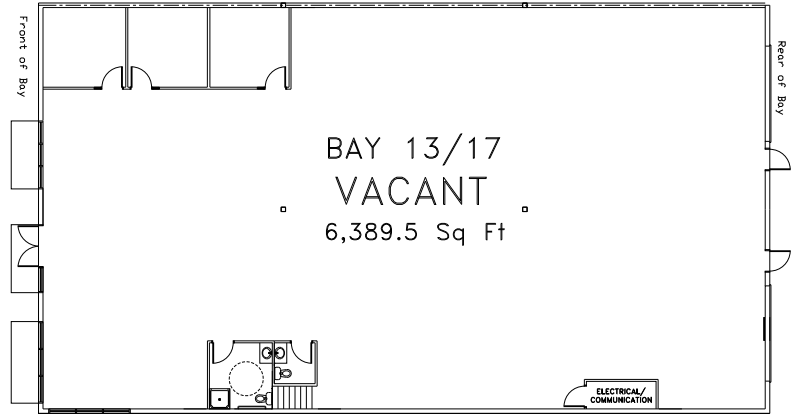
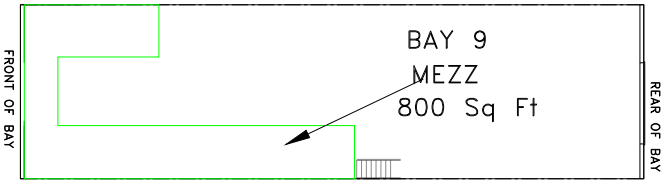
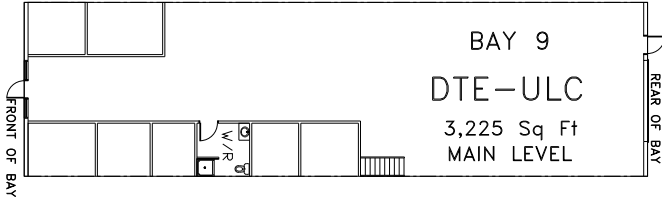
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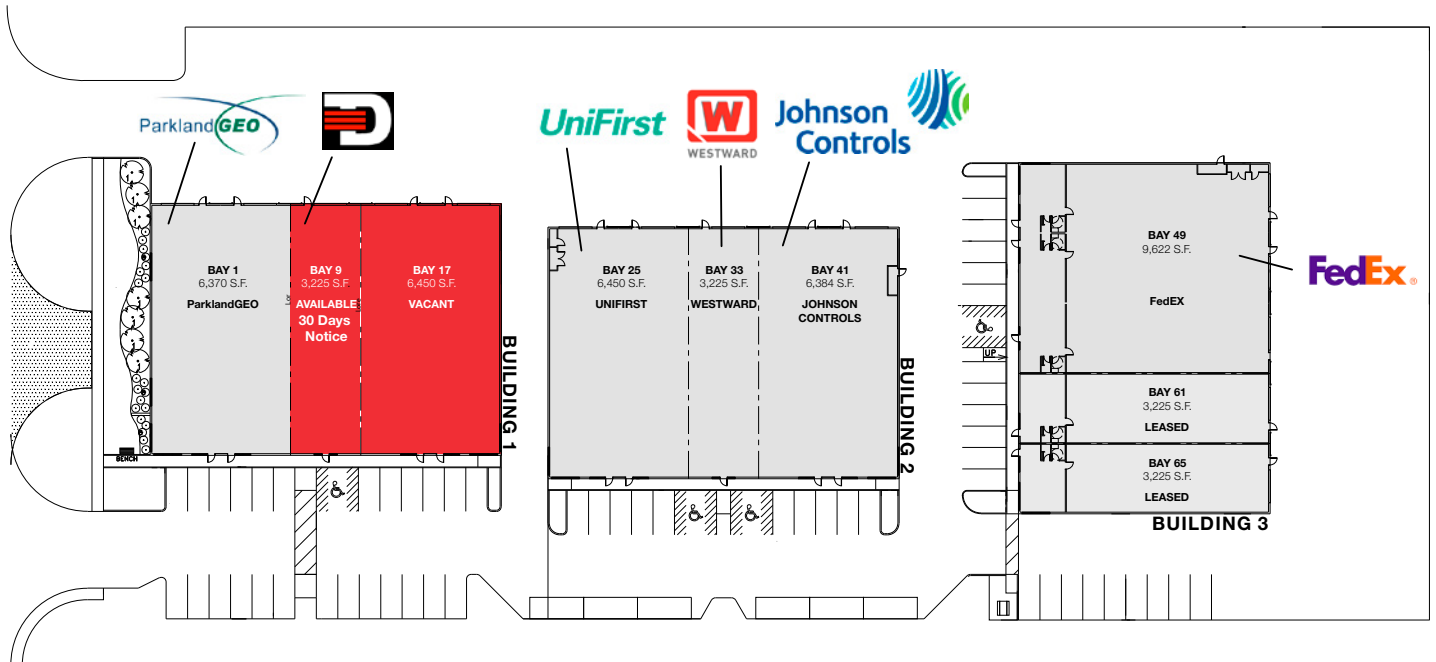
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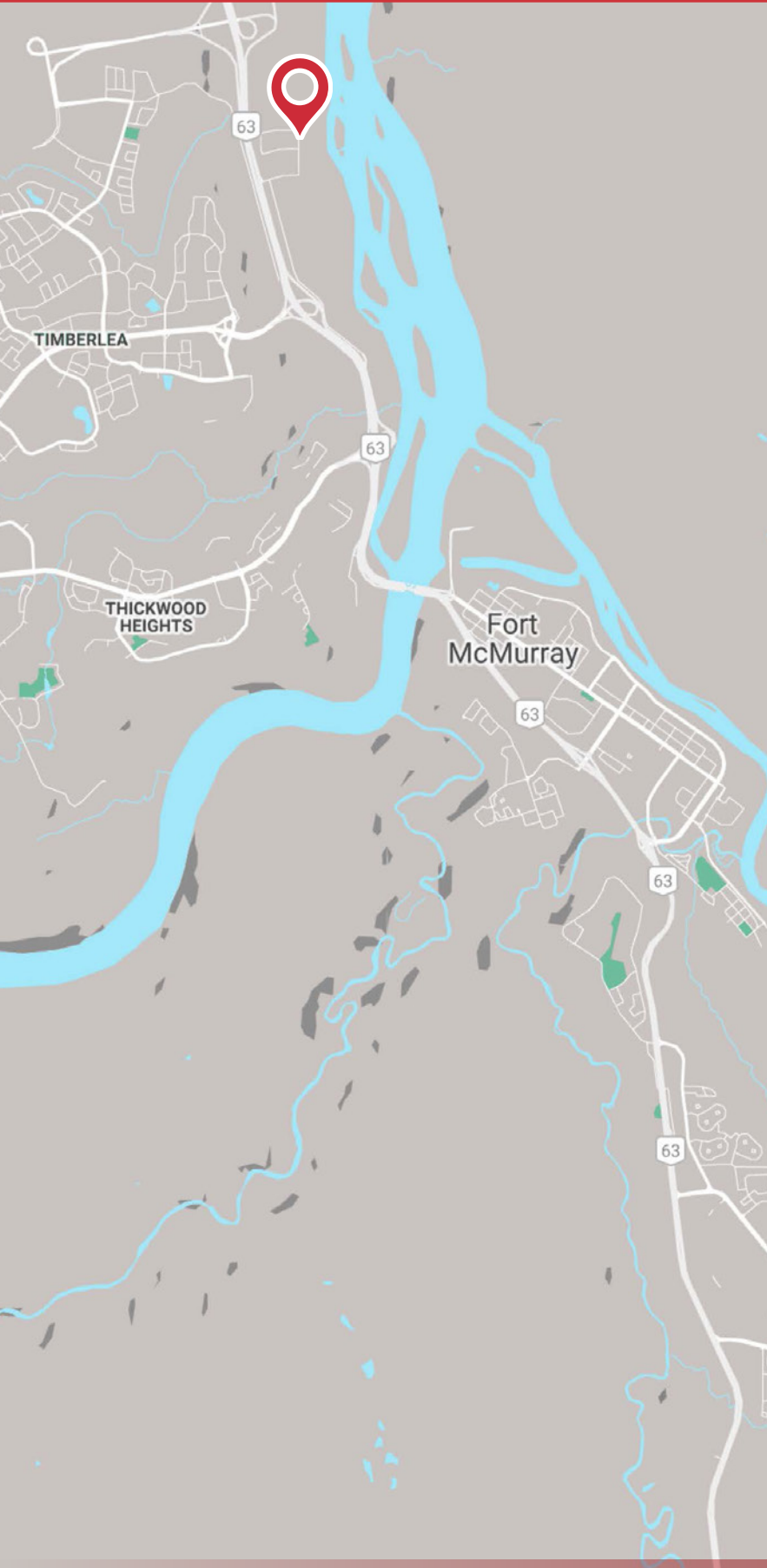
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### WELL LOCATED WAREHOUSE WITH IMPROVED OFFICE BAYS

Located in the coveted TaigaNova Eco-Industrial Park in north Fort McMurray, 280 Taiganova Crescent is a multi-tenant complex on a 3.77 acre site improved with three office/warehouse buildings. The property has convenient proximity to Highway 63 as well as the neighborhoods containing the majority of Fort McMurray's population.

Building features include grade doors, paved parking, improved office space, high ceilings, and abundant natural light.

### OFFERING HIGHLIGHTS INCLUDE

- Contiguous bay space from 3,225 SF± - 9,675 SF±
- One grade door per 3,225 SF± bay
- Immediate availabilities

### DEMOGRAPHICS

(Urban Service Area, 2022 est.)

**POPULATION:** 71,165

Age (2022 Est.)	Income (2022 Est.)		
0-24	32%	Average household income	\$232,593
25-49	46%	Percentage of households that earn more than \$100,000	79%
50-74	21%		
75+	<1%	Percentage of households that earn between \$60,000 to \$100,00	9%
MEDIAN	36		





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