

FOR LEASE

**380
TAIGANOVA
CRESCENT**

**Unit 2, 380 TaigaNova
Crescent Fort McMurray, AB**

CONVENIENTLY LOCATED INDUSTRIAL CONDO

PROPERTY HIGHLIGHTS

- Quick access to major roadways such as Highway 63, TaigaNova Crescent, and Parsons Creek Road.
- Offices, kitchen, boardroom, and development over the main and second floor
- Excellent signage opportunity on building

DISTANCE TO MAJOR SITES

- 17 Minutes (24 KM) to Suncor Base Plant
- 24 Minutes (36 KM) to Syncrude Mildred Lake
- 50 Minutes (74 KM) to CNRL Horizon
- 8 Minutes (7.2 KM) to Amenities in Downtown Fort McMurray (Hotels, Restaurants, Etc.)

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PROPERTY DETAILS

Municipal Address:	Unit 2, 380 TaigaNova Crescent, Fort McMurray, AB	Loading Doors:	Grade 1 (14' x 16')
Legal Description:	Plan 1121458 Unit 2	Clear Height:	22' clear in warehouse
Year Built:	2010	Parking:	(3) dedicated parking stalls at the rear
Market:	BI - Business Industrial	Lease Rate:	\$32.00 PSF
Leasable Area:	875 (Main Floor Office) 758 (Second Floor Office) 1,658 (Warehouse) 3,291 SF Total Leasable Area	Taxes:	\$6,123 per annum (2023)
		Availability:	Immediately

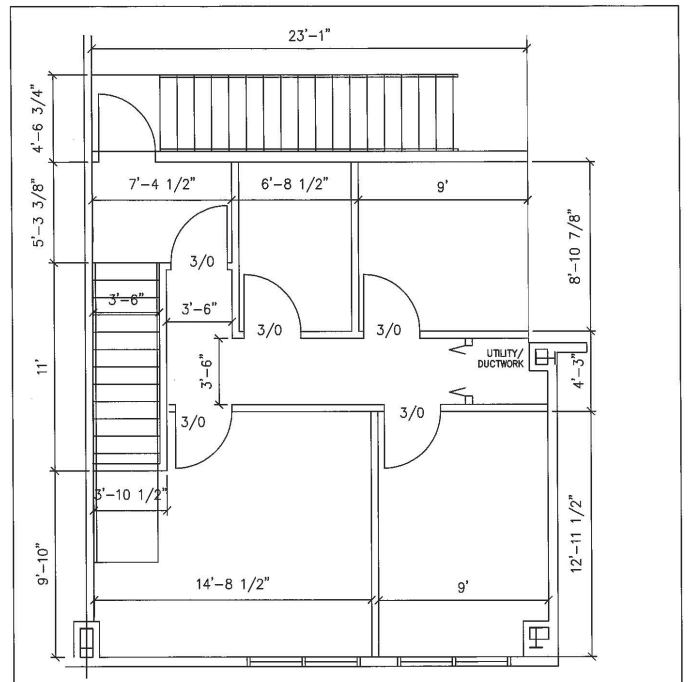
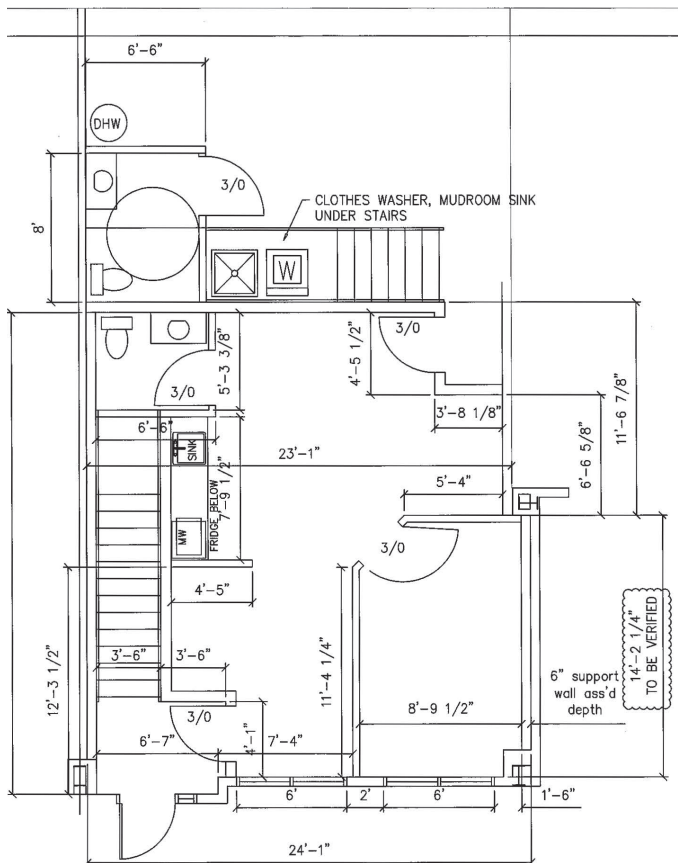
AERIAL



PROPERTY PHOTOS



OFFICE FLOOR PLAN



INTERIOR PHOTOS



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