



240 Taiganova
Crescent

**CUSHMAN &
WAKEFIELD**
Edmonton
**FOR
LEASE**

FOR SALE/LEASE

**PREMIER
FORT MCMURRAY
INDUSTRIAL FACILITY**

240 Taiganova Crescent,
Fort McMurray, AB

Chris Sieben
Partner
780 720 0227
chris.sieben@cwedm.com

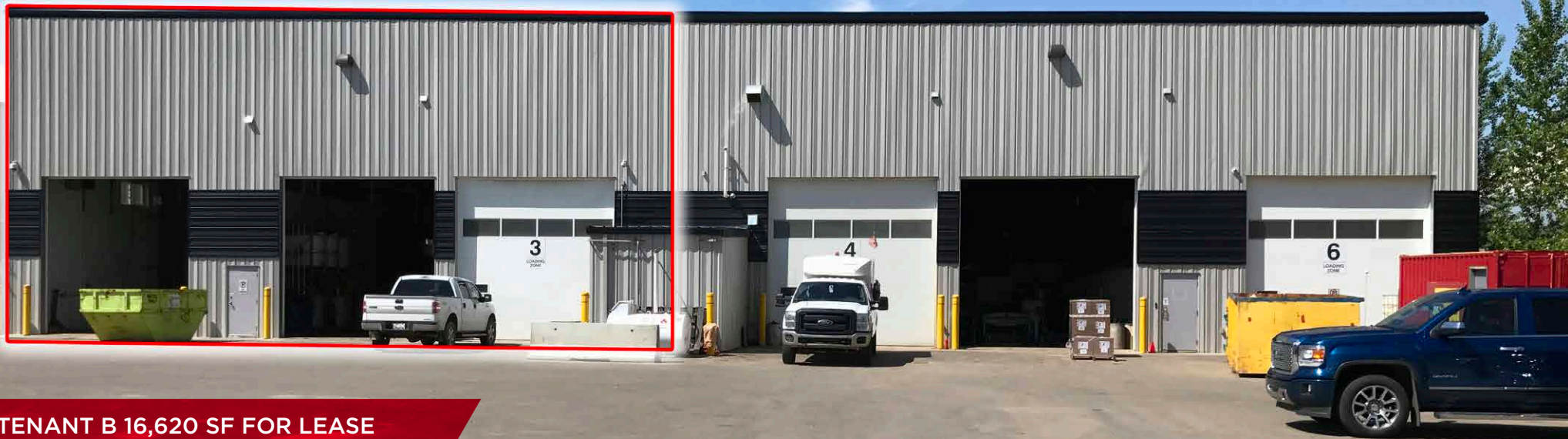
Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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16,620 SF AVAILABLE FOR LEASE IMMEDIATELY

PROPERTY HIGHLIGHTS

- New generation facility
- Excellent location in prominent Taiganova industrial area
- Existing office development built to a high standard
- Ample parking and hard surface yard areas
 - Nearly direct access to major arterials and plant sites
- High ceilings allow cubic storage
- Potential to be sold as investment property with covenant Tenants or vacant for an Owner/User



TENANT B 16,620 SF FOR LEASE

PROPERTY DETAILS

MUNICIPAL ADDRESS

240 Taiganova Crescent, Fort McMurray, AB

LEGAL

Plan 1122917 Lot 1

ZONING

BI (Business Industrial)

NEIGHBORHOOD

Taiganova Industrial

BUILDING TYPE

Office/Warehouse

SITE SIZE

2.06 Acres

YARD AREA

1.05 Acres developed
yard and parking

YEAR BUILT

2012

CEILING HEIGHT

30' Clear

LIGHTING

T5HO

HIGHWAY 63
TAIGANOVA CRESCENT

SITE COVERAGE RATIO

29 %

PARKING

Paved parking and site

LOADING

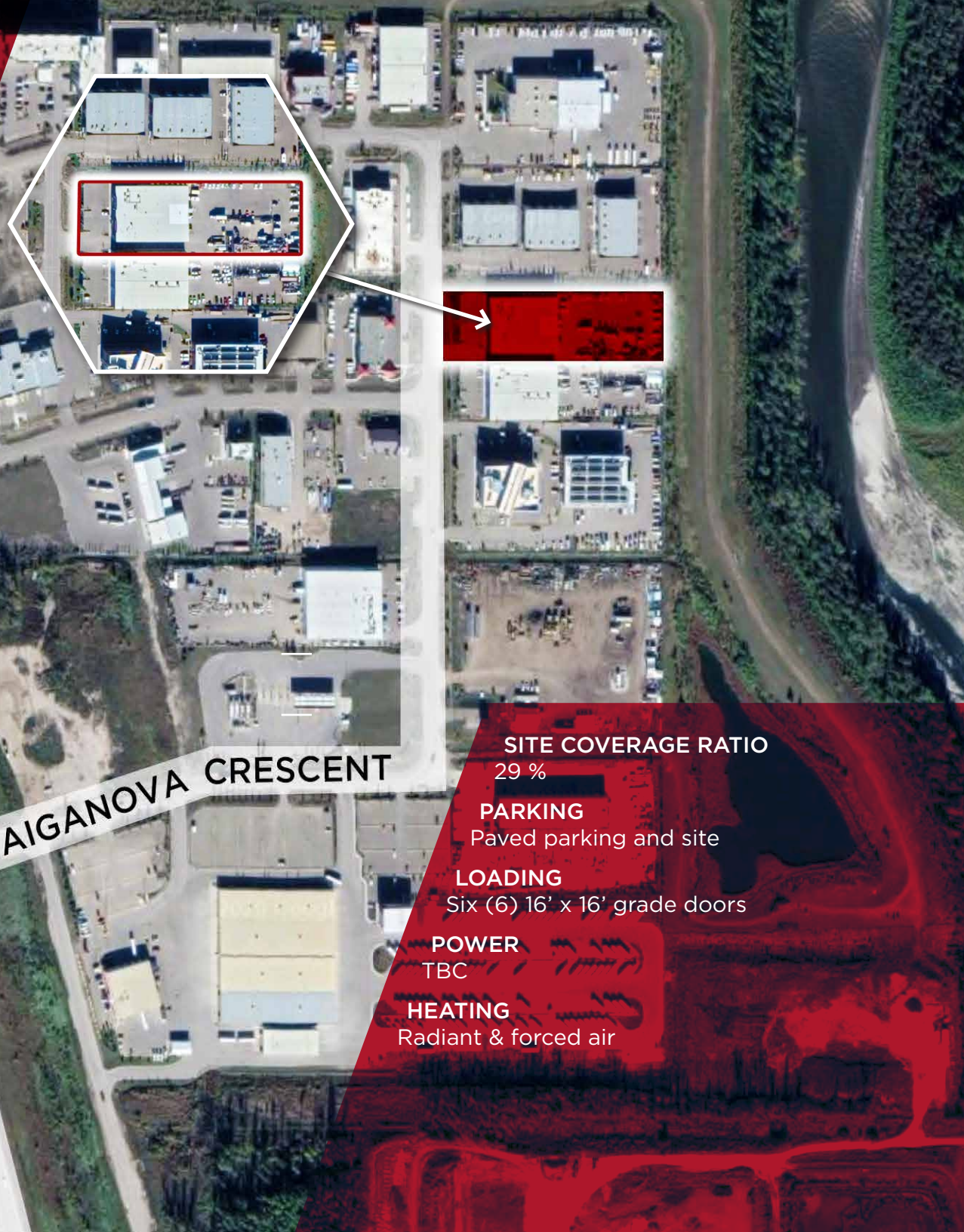
Six (6) 16' x 16' grade doors

POWER

TBC

HEATING

Radiant & forced air



AVAILABLE SIZE

OPTION A - PURCHASE ENTIRE BUILDING

- 17,687 SF Tenant A To Be Vacant Upon Sale
 - 16,620 SF Tenant B Currently Available For Lease

26,085 (Foot Print)

+ 8,222 SF Second Floor Not Included In GLA

Sale Price \$10,500,000

Taxes \$65,107.13 (2024)

OPTION B - LEASE TENANT B

- Main Floor Office Est. 3,642 SF
- Second Floor Office Est. 3,642 SF
 - Warehouse Est. 9,366 SF

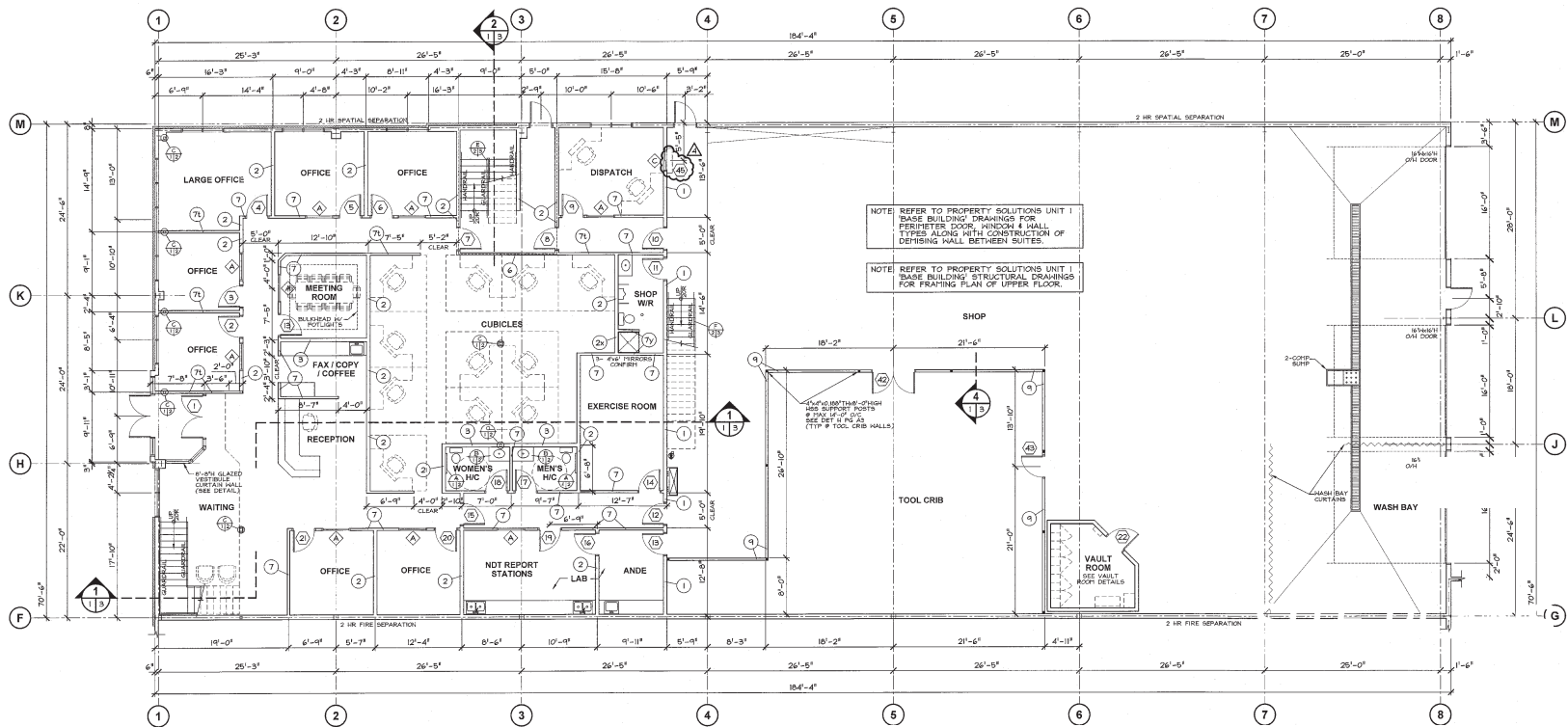
16,620 SF Est.

Approx .30 Acre Dedicated Hard Surface Yard - Compound Included

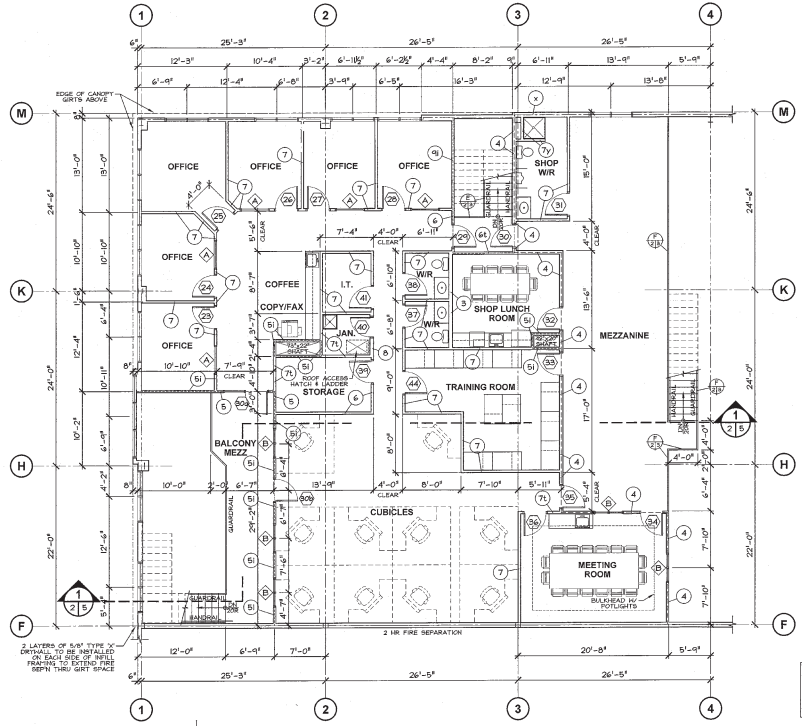
Lease Rate \$36.00 PSF

Op Costs \$4.38 (2024 Est.)





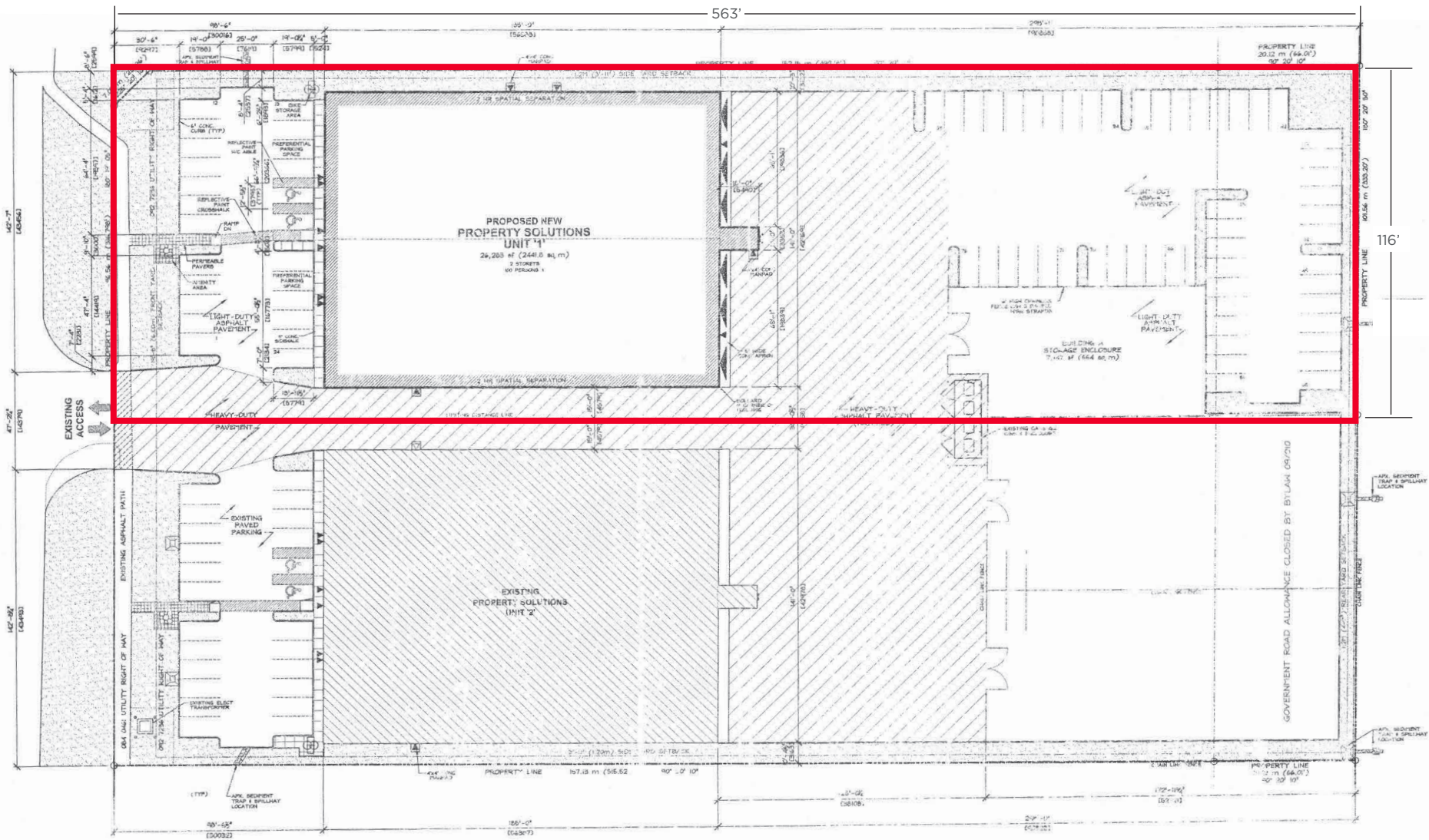
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



**TENANT A
FLOOR PLANS**



SITE PLAN
SCALE: 1"=20'-0"

SITE PLAN



Syncrude



SUNCOR
ENERGY

HIGHWAY 63



Fort McMurray
Downtown

Fort McMurray



HIGHWAY 63



Mackenzie
Industrial
Park



Fort McMurray
International
Airport



Edmonton





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