

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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**CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address: Unit 2, 380 TaigaNova Crescent, Fort McMurray, AB

Legal Description: Plan 1121458 Unit 2

Year Built: 2010

Market: BI - Business Industrial

Leasable Area: 875 (Main Floor Office)
758 (Second Floor Office)
1,658 (Warehouse)
3,291 SF Total Leasable Area

Loading Doors: Grade 1 (14' x 16')

Clear Height: 22' clear in warehouse

Parking: (3) dedicated parking stalls at the rear

Lease Rate Reduced: **\$20.00 PSF** ~~\$32.00 PSF~~

Taxes: \$6,123 per annum (2023)

Availability: Immediately

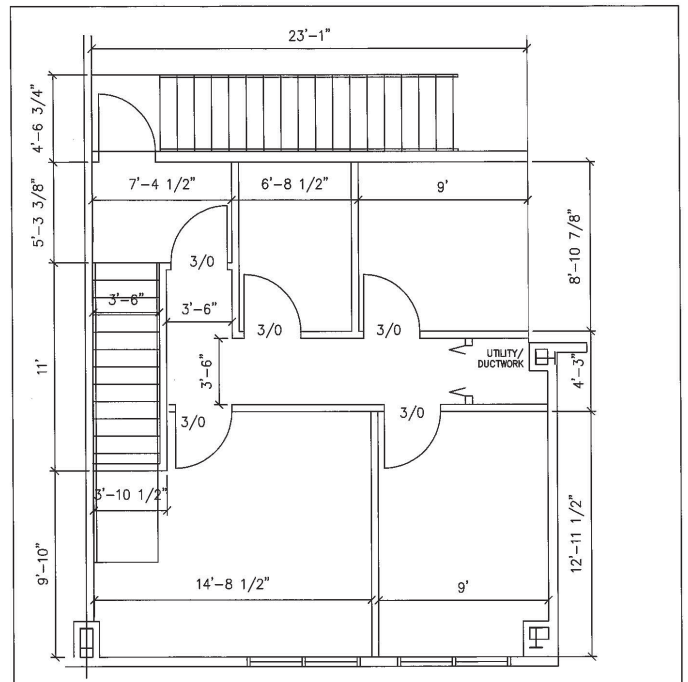
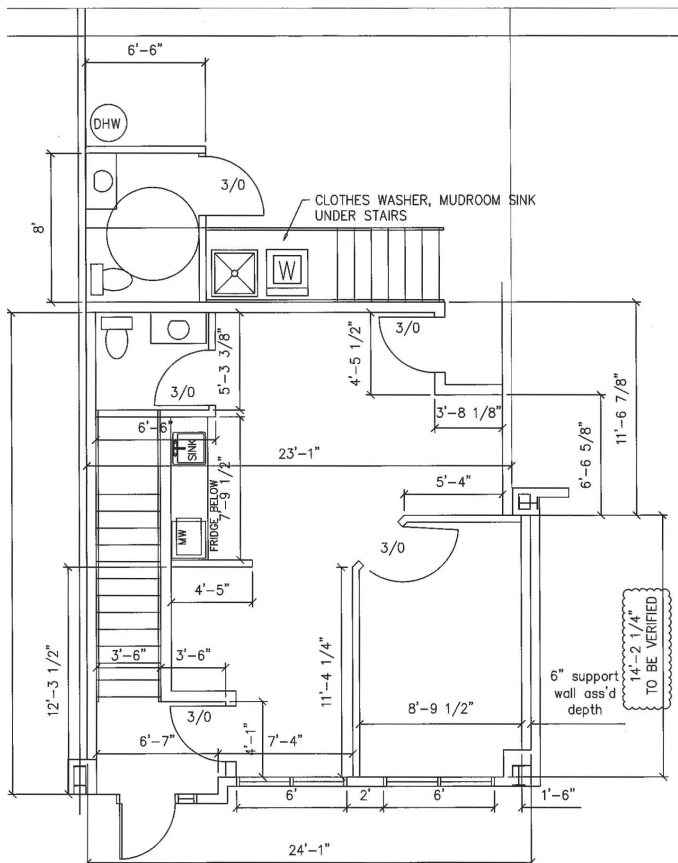
AERIAL



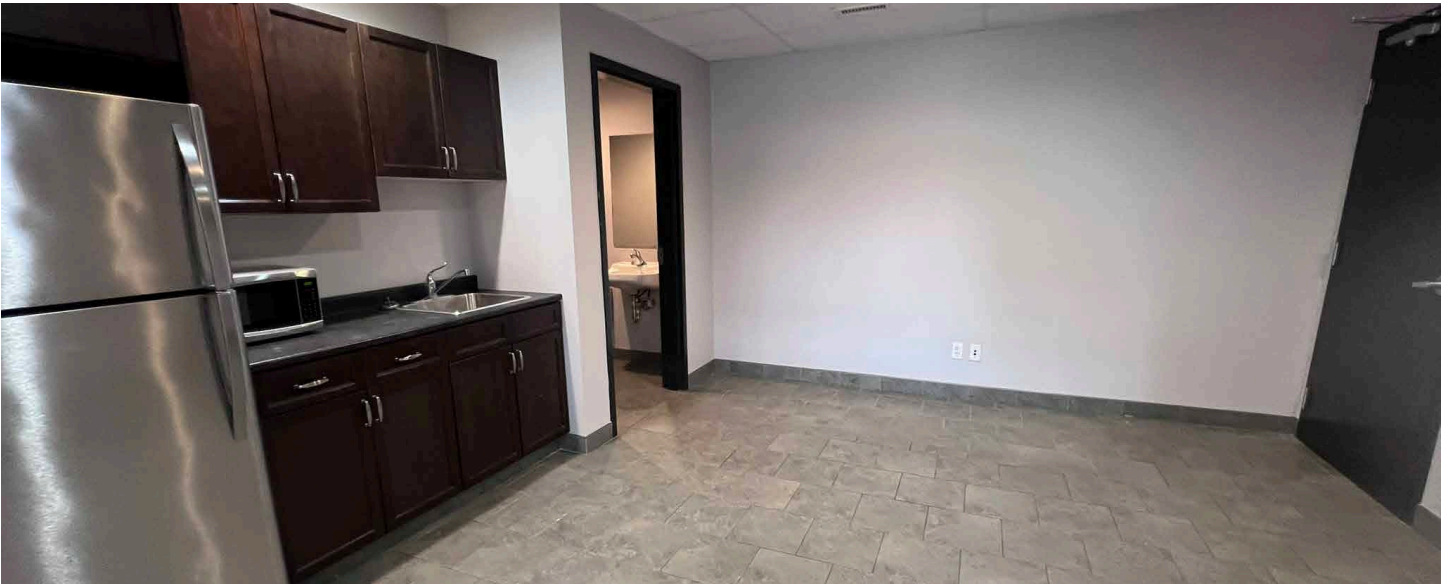
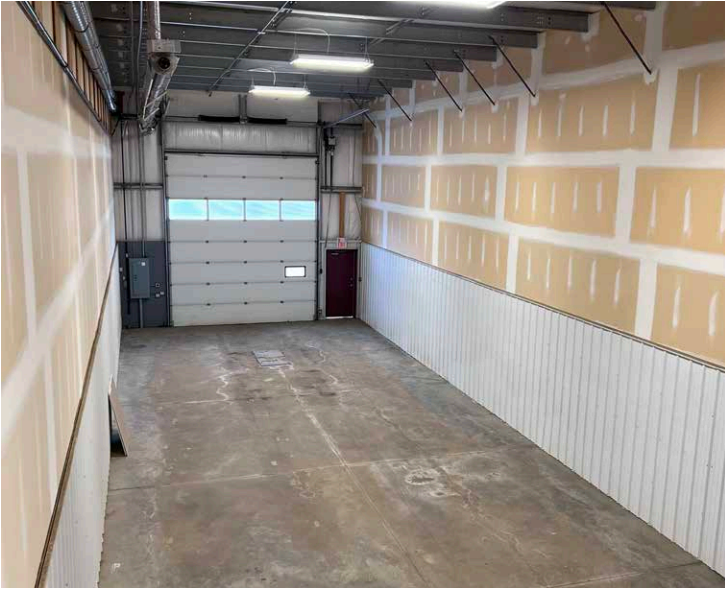
PROPERTY PHOTOS



OFFICE FLOOR PLAN



INTERIOR PHOTOS



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