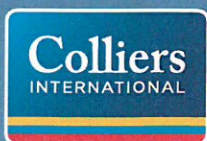


## OFFICE/INDUSTRIAL FACILITY

130 Falconer Crescent  
Saprae Industrial Park  
Fort McMurray, AB

KEN WILLIAMSON, MBA, CFA  
SENIOR VICE PRESIDENT  
780 880 0663  
ken.williamson@colliers.com

CARL PEDERSEN, BCOMM  
ASSOCIATE  
780 880 9045  
carl.pedersen@colliers.com



COLLIERS MACAULAY NICOLLS INC.  
420 TaigaNova Crescent  
Fort McMurray, AB T9K 0T4  
780 420 1585  
www.collierscanada.com

## KEY FEATURES/HIGHLIGHTS

- > 13,500 SF industrial/office building on a 1.48 acre site
- > Build-to-suit potential
- > Single tenant stand-alone
- > Ample yard/turn-around area
- > Additional 1.5 acre yard available
- > **Available Q2 2017**

# FOR SALE/LEASE > OFFICE/INDUSTRIAL BUILDING WITH YARD

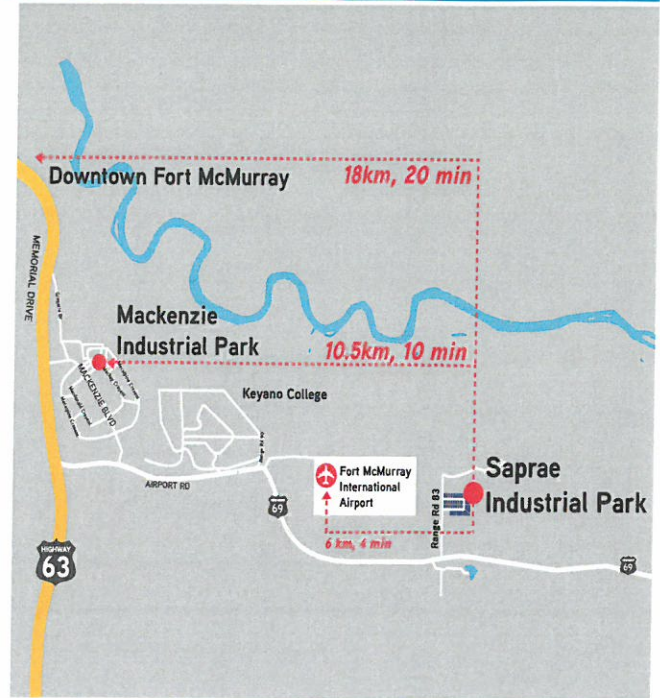
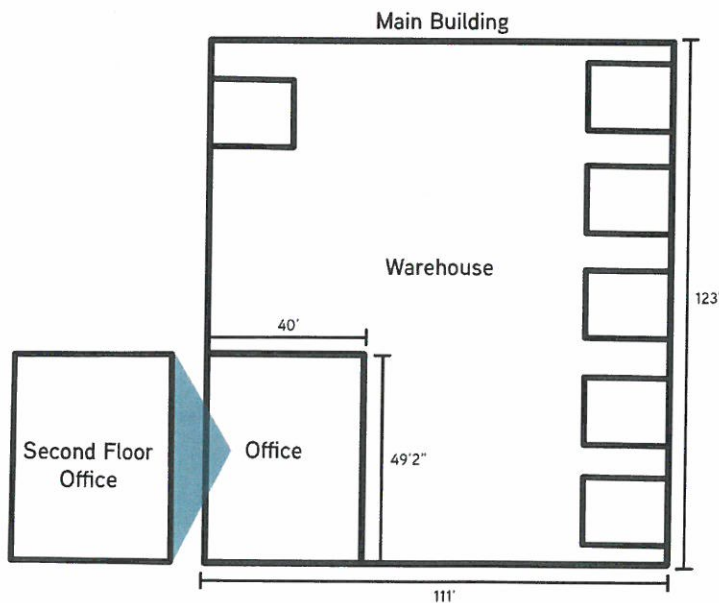
## AVAILABLE AREA/SPACE

Space	Available Space (SF)	Lease Rate (per SF)	Sale Price
Main Building	13,500	Market	\$7,950,000
Mezzanine	1,908	-	-

### BUILDING FEATURES

- > 13,500 SF industrial/office building
- > Ample storage/laydown yard
- > Full municipal services
- > 6 grade level doors
- > 1,908 SF mezzanine
- > Business Industrial zoning
- > Adjacent to the Fort McMurray International Airport
- > Additional 1.5 acre yard available

### LEASABLE PREMISES



### CONTACT US

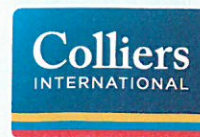


**KEN WILLIAMSON** MBA, CFA  
 SENIOR VICE PRESIDENT  
 780 880 0663  
[ken.williamson@colliers.com](mailto:ken.williamson@colliers.com)



**CARL PEDERSEN** BCOMM  
 ASSOCIATE  
 780 880 9045  
[carl.pedersen@colliers.com](mailto:carl.pedersen@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International is a registered member of the Canadian Real Estate Association (Edmonton). \*Personal Real Estate Corporation.



**COLLIERS MACAULAY NICOLLS INC.**  
 420 TaigaNova Crescent  
 Fort McMurray, AB T9K 0T4  
 780 420 1585  
[www.collierscanada.com](http://www.collierscanada.com)