

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

340 ROBERTSON ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta



Listing ID:
29292

MLS ID:
A2193321

\$28



 **SUSAN LORE**
 (780) 714-1060

 COLDWELL BANKER UNITED
 780-714-5050

 340 Robertson Road , Fort McMurray , Alberta T9H 0B6

Transaction Type For Lease	Days On Market 142	Lease Amount 28.00
Lease Frequency Annually	Zoning BI	Subdivision Rickards Landing
Building Type Free-Standing,See Remarks,Warehouse	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1124997
Building Area (Sq. Ft.) 21484.00	Building Area (Sq. M.) 1995.91	Lot Size (Sq. Ft.) 148104
Lot Size (Acres) 3.40	Footprint (Sq. Ft.) 21484	Lot Features See Remarks
Access to Property Direct Access,On Major Traffic Route,Public,See Remarks	Inclusions N/A	Restrictions None Known

Reports
Floor Plans

FIRST-CLASS INDUSTRIAL UPGRADED WAREHOUSE IN FORT MCMURRAY AB | Rickards Landing Industrial Park. Take advantage of this premium industrial warehouse facility 21,484 sq. ft. of upgraded space on 3.40 acres of prime industrial land, offering easy access, and top-tier infrastructure. PROPERTY HIGHLIGHTS: 21,484 sq. ft. total with 1,084 sq. ft. of office space, 400 sq. ft mechanical. Office Layout: Reception, 3 private offices, coffee break station, washroom. Warehouse Features: Clear Ceiling Height: 24 ft, Concrete Slab: 7-inch thickness. Grade Loading: 2 bays with drive-through capacity, overhead Doors: 4 (16'x 20'). Craneways: Full-length with one 30-ton (19' 6" under hook) & one 15-ton crane (20' 6" under hook), electrical: 600 amp, 600V service. Capacity to expand to 1200 AMP, makeup Air Unit: 40,000 CFM. SITE & INFRASTRUCTURE: 3.40 acres. Utilities: On-site water & sanitary storage, power, natural gas, Starlink business connectivity & security system. Exterior Features: Asphalt paving at front, landscaping, concrete aprons, curbs & walkways. Ample parking. LOCATION ADVANTAGE: Prime arterial location with immediate access to Highway 63 & Highway 881, situated in Rickards Landing Industrial Park with shared access with AIT Waystation site. Strategic proximity: 14 km south of Fort McMurray urban area, 23 km from Anzac, 18 min to YMM International Airport. This move-in-ready industrial facility is perfect for businesses seeking high-capacity infrastructure, and superior accessibility. Available immediately. Contact us today to schedule a tour!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.