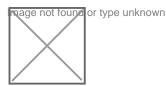


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

340 ROBERTSON ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 29292

MLS ID: A2193321

\$28



△ SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

M

 $340\ Robertson\ Road$, Fort McMurray , Alberta $\ T9H\ 0B6$

Transaction Type

For Lease

Days On Market

28.00

Lease Frequency

Annually

Zoning

BI.

2014

142

Subdivision

Lease Amount

Rickards Landing

Building Type

Free-Standing, See Remarks, Warehouse

Year Built

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

N/A

Lot Features

See Remarks

Access to Property

Direct Access,On Major Traffic Route,Public,See Remarks

Inclusions

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!

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