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## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 332	<b>Lease Amount</b> 28.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> BI	<b>Subdivision</b> Rickards Landing
<b>Building Type</b> Free-Standing,See Remarks,Warehouse	<b>Year Built</b> 2014	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1124997
<b>Building Area (Sq. Ft.)</b> 21484.00	<b>Building Area (Sq. M.)</b> 1995.91	<b>Lot Size (Sq. Ft.)</b> 148104
<b>Lot Size (Acres)</b> 3.40	<b>Footprint (Sq. Ft.)</b> 21484	<b>Lot Features</b> See Remarks
<b>Access to Property</b> Direct Access,On Major Traffic Route,Public,See Remarks	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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