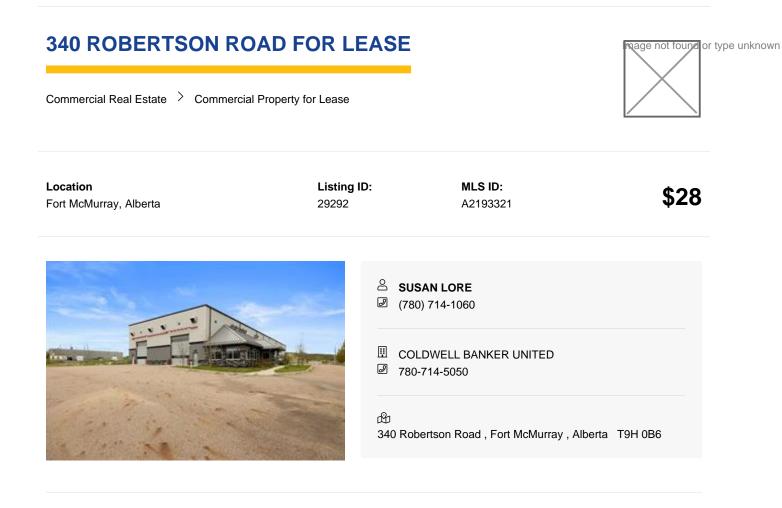


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Transaction Type	Days On Market	Lease Amount
For Lease	205	28.00
Lease Frequency	Zoning	Subdivision
Annually	Bl	Rickards Landing
Building Type	Year Built	Structure Type
Free-Standing,See Remarks,Warehouse	2014	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1124997
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
21484.00	1995.91	148104
Lot Size (Acres)	Footprint (Sq. Ft.)	Lot Features
3.40	21484	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!

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