

\$28 - 340 Robertson Road, Fort McMurray

MLS® #A2193321

\$28

0 Bedroom, 0.00 Bathroom,
Commercial on 3.40 Acres

Rickards Landing, Fort McMurray, Alberta

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' under hook) & one 15-ton crane (20' 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!

Built in 2014

Essential Information

MLS® #	A2193321
Price	\$28
Bathrooms	0.00
Acres	3.40
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	340 Robertson Road
Subdivision	Rickards Landing
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B6

Exterior

Lot Description	See Remarks
-----------------	-------------

Additional Information

Date Listed	February 7th, 2025
Days on Market	100
Zoning	BI

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.