



340 Robertson Road Fort McMurray, Alberta

MLS # A2193321



\$28 per sq.ft.

Rickards Landing

Industrial Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -**Bus. Name:** Size: 21,484 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking: 3.40 Acres Lot Size: Lot Feat: See Remarks

N/A

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

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!

Division: