

# \$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 (6' under hook) & one 15-ton crane (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!

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
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### Additional Information

Date Listed	February 7th, 2025
Days on Market	187
Zoning	BI

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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