\$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' 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!

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 270

Zoning BI

Listing Details

Listing Office COLDWELL BANKER UNITED

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