

# \$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 | 202                |
| Zoning         | BI                 |

### Listing Details

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

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