

ONLINE AUCTION

Allows For Conditions

STARTING BID
\$250,000



3 SHOVEL-READY INDUSTRIAL LOTS – ±1.5 TO ±5 AC ADJACENT TO FORT MCMURRAY INTL. AIRPORT

A-Frame Road & Falconer Crescent, Fort McMurray, AB

FRE Auctions in conjunction with Cushman & Wakefield Edmonton are pleased to present the Online Auction Plus® event (allows for conditions) for 3 lots in L Roberts Industrial Park in Fort McMurray.

PROPERTY HIGHLIGHTS

- Adjacent to Fort McMurray INTL. Airport
- Near to Lynton Rail Facility
- Sizes range from ±1.51 to ±4.99 Acres
- Direct access on A-Frame Road
- Direct Access from Sapræe Creek Trail (HWY 69)
- Development ready – Rough Graded
- Zoning – Business Industrial
- Lots are serviced with water, sanitary, gas, power, & fiber optics

LOT	MIN BID	LIST PRICE
4	\$250,000	\$830,000
7	\$295,000	\$985,000
13	\$748,000	\$2,722,500

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

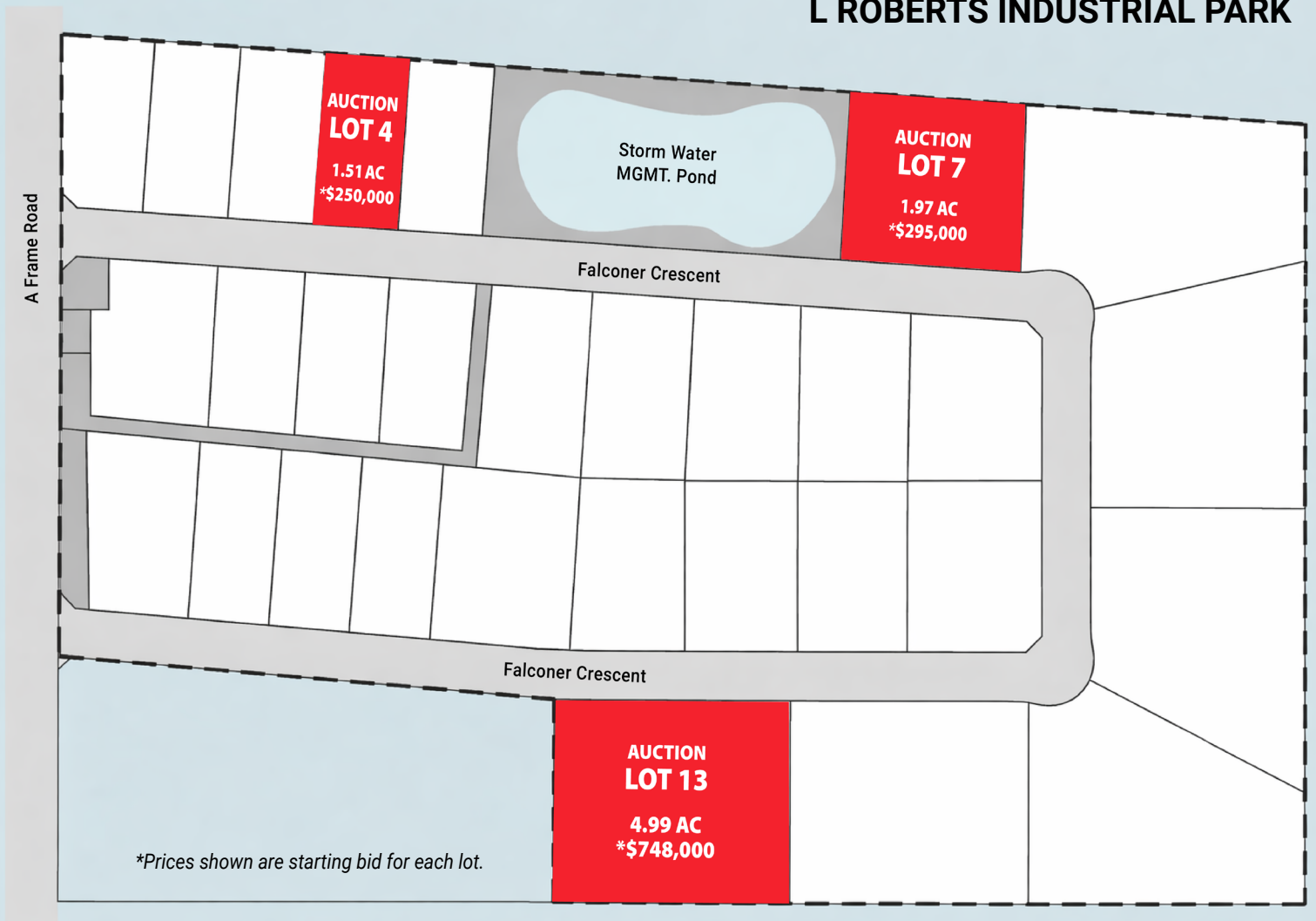
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LOTS FOR AUCTION

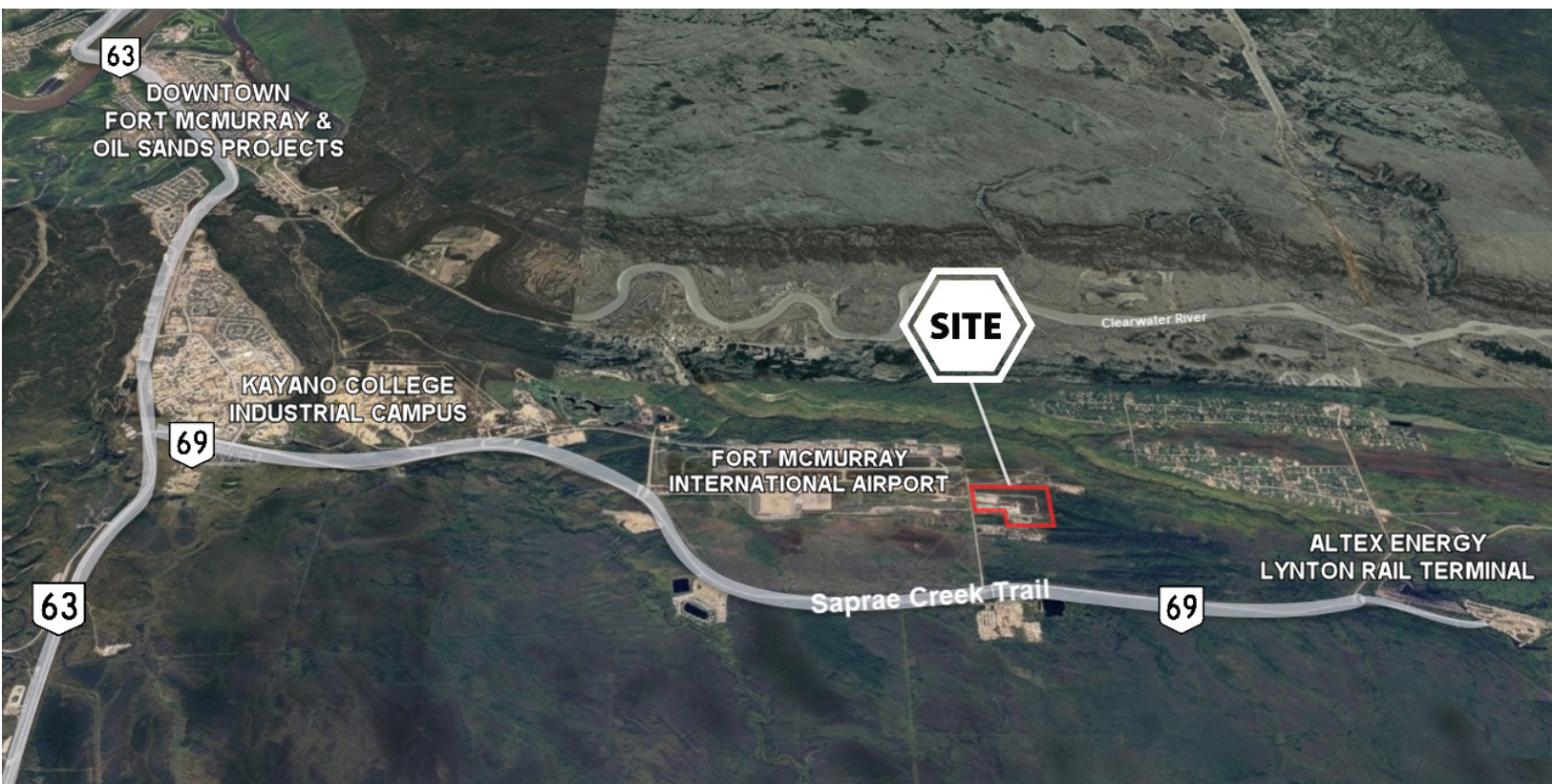
L ROBERTS INDUSTRIAL PARK



SERVICING

- Municipal Water & Sanitary
- Telephone
- Power
- Fiber Optics
- Natural Gas
- Street Lighting

MAP OF THE AREA



AREA DETAILS

SITE SIZE: Up to 33.10 contiguous acres

ZONING: IB - Business Industrial

SERVICES: Fibre-Optic, Natural Gas, Water, Sewer, Power

ABOUT THE DEVELOPER



Global Development Statistics

Founded

1986

Years in Business

40

Developments Since Inception

661 Million SF

Developed Since Inception

244 Million SF

of Build-to-Suit Developed

Current North America Activity

19

Projects

12.9 Million SF

Under Construction

1,012 Acres

of Entitled Land

\$1.7 Billion

in Cost

Global Office Footprint

34 North America Offices



32 Europe Offices



4 India/Middle East Offices



[FRE.com/542D6](https://www.fre.com/542D6)

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The logo for FRE (The Future of Real Estate), featuring a stylized building icon to the left of the letters "FRE".
The Future of Real Estate®

INDUSTRIES & PROJECTS

MAJOR PROJECTS IN THE WOOD BUFFALO REGION

SUNCOR VOYAGEUR SOUTH MINE:

Proposed. Estimated cost: \$4.4B

IMPERIAL OIL ASPEN OIL SANDS:

Proposed. Estimated cost: \$2.6B

CENOVUS NARROWS LAKE IN SITU OIL SANDS:

Proposed. Estimated cost: \$1.6B

IMPERIAL OIL KEARL MINE EXPANSION:

Under Construction. Estimated cost: \$563M

TITANIUM CORP. EXTRACTION FACILITY

Proposed. Estimated cost: \$400M

NEXEN LONG LAKE EPANSION:

Under Construction. Estimated cost: \$400M



INDUSTRIES OPERATING IN THE WOOD BUFFALO REGION

OIL SANDS: The number one industry in the region and a source of global significance. The Athabasca Oil Sands contain reserves that can meet energy needs for years to come.

AGGREGATE MINING: Aggregate mining is considered one of the most important industries in the world, second only to fossil fuels.

FORESTRY: The majority of Alberta's forested lands are located in the northern portion of the province. Forestry is the third largest industry in Alberta.

RECREATION: The unique setting of the region provides many opportunities for outdoor recreation activities.

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