

FIRST CLASS INDUSTRIAL FACILITY

340 Robertson Road
Fort McMurray, AB



FOR SALE OR LEASE

AVISON
YOUNG

PROPERTY SUMMARY - 340 ROBERTSON ROAD

MUNICIPAL ADDRESS

340 Robertson Road, Fort McMurray, Alberta

LEGAL DESCRIPTION

Plan 1124997, block 2, lot 10

ZONING

BI - Business Industrial

SITE SIZE

3.46 acres

BUILDING AREA

Plan 7921669 Block 10 Lot 7

YEAR BUILT

2014

LOADING

4 overhead doors 16 feet wide x 18 feet tall
2 drive through bays

POWER

1,600 amps at 347/600 volts

CRANES

15 and 30 ton

CEILING HEIGHT

19.5 feet under hook

LEASE RATE

Market

PROPERTY TAXES (2025)

\$58,940.67

SALE PRICE

Contact for details



IMPROVEMENTS

Total building area: 21,484 SF

(+/-)Office: 1,084 SF

(+/-)Warehouse: 20,000 SF

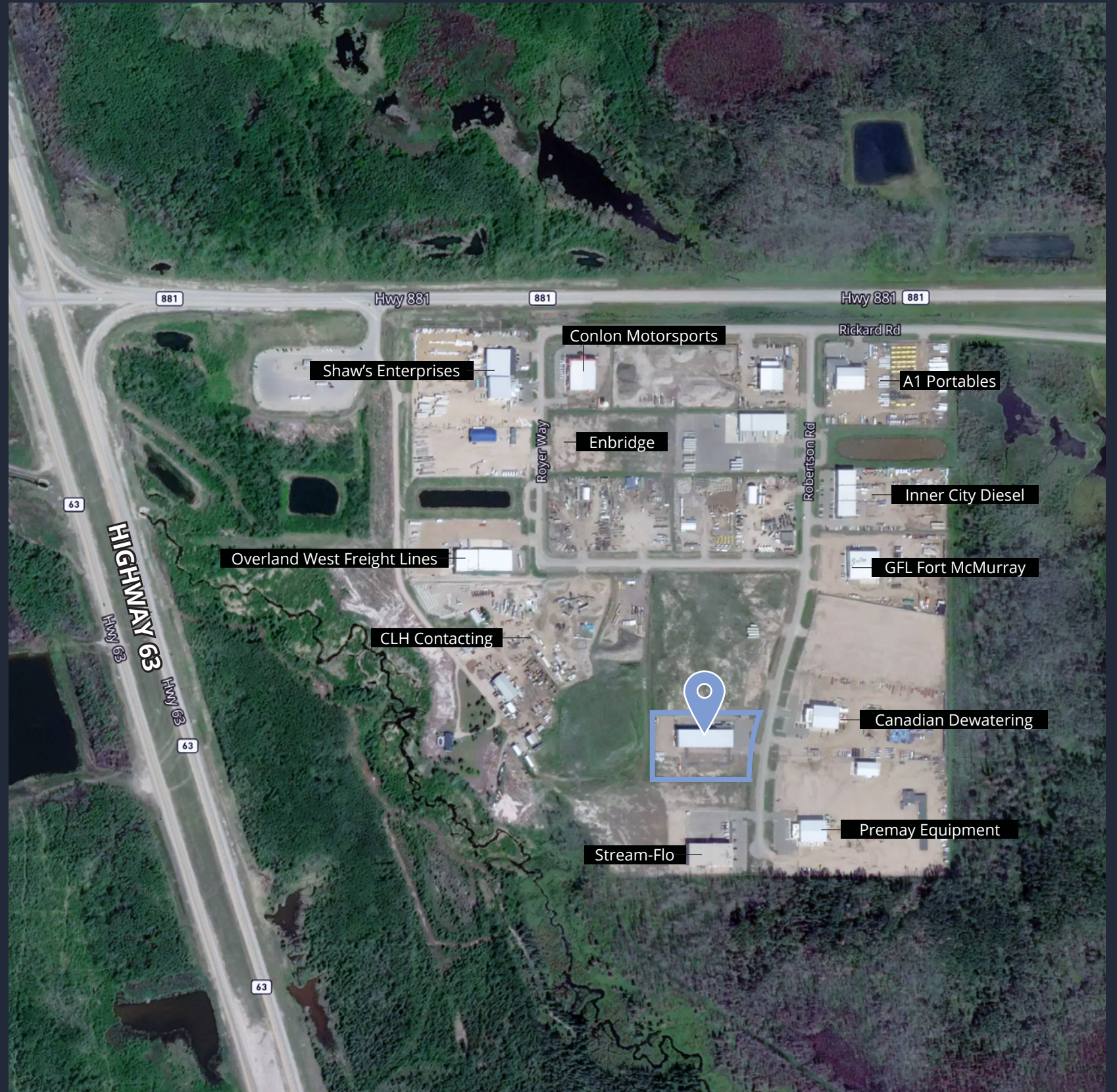
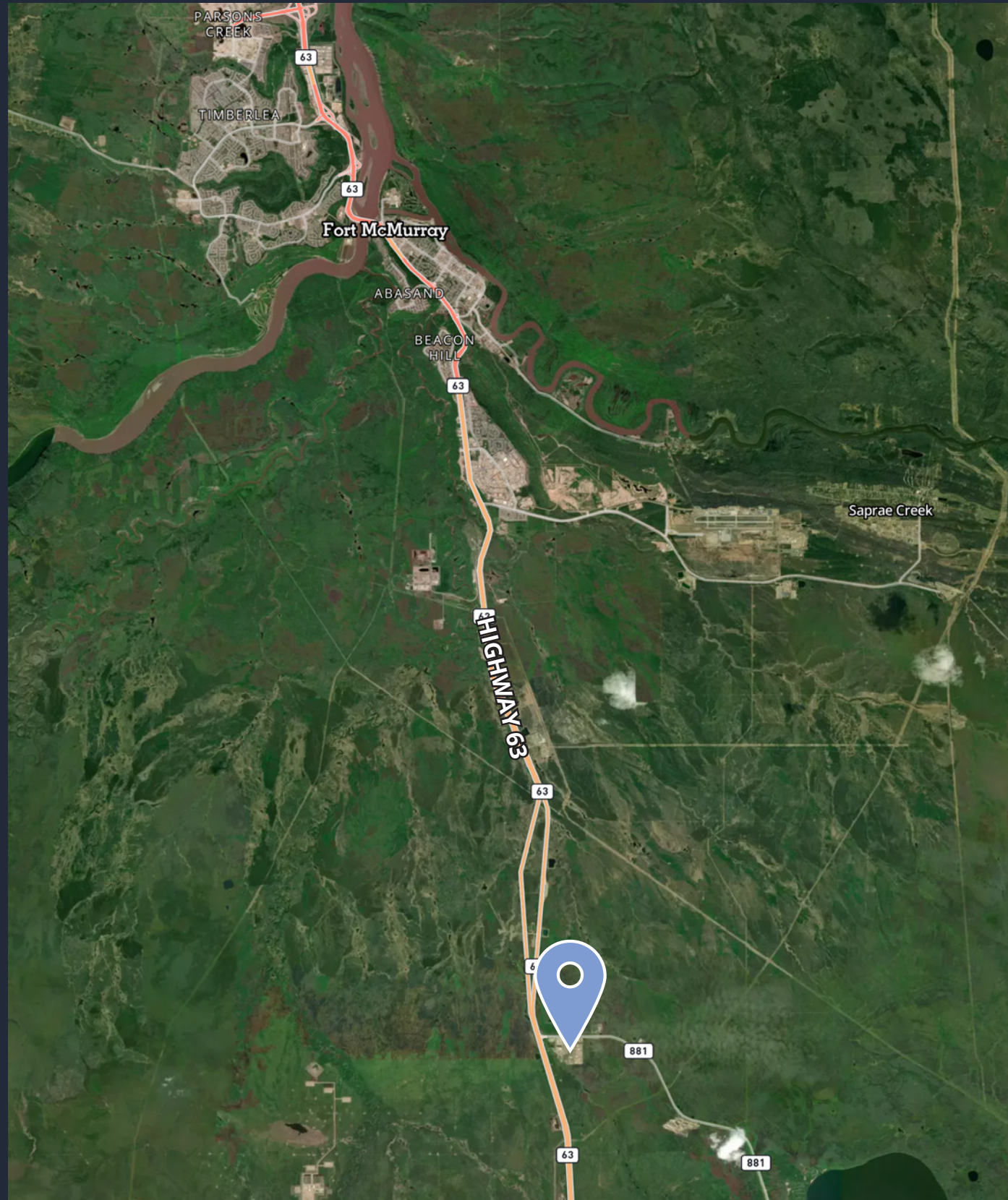
(+/-)Mechanical: 400 SF

SHOP IMPROVEMENTS

- 40,000 CFM make up air
- Ceiling mounted unit heaters
- 24 foot clear height
- Full length craneways
- 7 inch concrete floor
- Sprinklers
- Fire panel
- Upgraded lighting



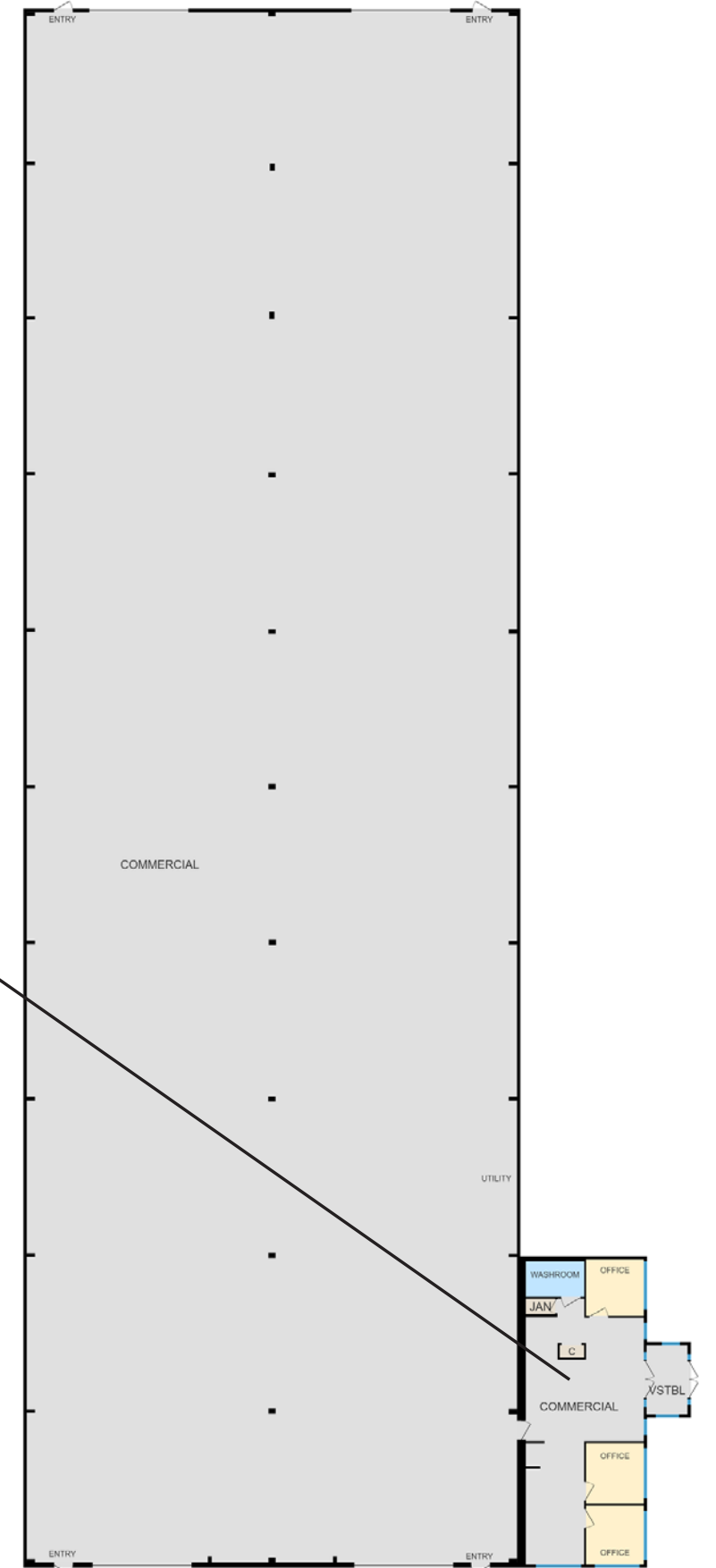
LOCATION OVERVIEW - 340 ROBERTSON ROAD



BUILDING PLANS - 340 ROBERTSON ROAD

OFFICE BUILDOUT

Complementing the upgraded warehouse area is a well-designed 1,084 sf office space suitable for a range of business operations. The layout includes a reception area, two private offices, a coffee break station, and a washroom, creating a functional, move-in ready workspace for any business.



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Get in touch

Ken Williamson

Principal
+1 780 966 4116
ken.williamson@avisonyoung.com

Carl Pedersen

Principal
+1 780 982 0260
carl.pedersen@avisonyoung.com

Marjorie Elliott

Senior Associate, Brokerage Services
+1 778 895 0778
marjorie.elliott@avisonyoung.com

Jason Williamson

Senior Associate, Brokerage Services
+1 780 993 3535
jason.williamson@avisonyoung.com

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