



For Sale & Lease

Flexible, serviced IB-zoned lots with ability to combine into larger parcels

- From 1.48 to 33.10 contiguous acres graded and ready for immediate development
- Offered for sale, lease, or build-to-suit
- Well located adjacent to the Fort McMurray International Airport and near the Lynton Rail Facility



L ROBERTS
INDUSTRIAL PARK

A-Frame Road &
Falconer Crescent
Fort McMurray, AB

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Site Plan & Lot Availability



Property Details

- AVAILABLE AREA //
Up to 33.10 contiguous acres
- ZONING //
IB - Business Industrial
- LEGAL DESCRIPTIONS //
Plan 1520043, Block 1, Lots 1 - 13
Plan 1520043, Block 2, Lots 2 - 19
- SERVICES //
Fibre-optic
Natural Gas
Water
Sewer (2021)

Highlights

- Rough graded, development-ready
- Paved access on A-Frame Road (2021)
- Direct access from Sapræe Creek Trail (Highway 69)
- Annual environmental reports available

Sale & Lease Details

- Contact the listing agent for sale, lease, and build-to-suit details

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.

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 EXPANSION //
Under Construction. Estimated cost: \$400M
- ISLAMIC COMMUNITY CENTRE //
Under Construction. Estimated cost: \$50M

Source: ramp-alberta.org

About the Developer

Panattoni Development Company Canada is an award winning developer specializing in industrial and office developments completed both through speculative construction and build-to-suit projects. With local offices in Toronto, Ontario and Edmonton, Alberta our depth of experience spans throughout the central and western areas of Canada, with projects completed throughout the GTA, Montreal, Calgary and Edmonton. Our expertise in the local Canadian markets in which we operate is unsurpassed.

Panattoni Canada offers a full service experience to our clients and partners by handling all aspects of a transaction, which includes consultations, design, development, construction, financing, leasing and sales.

We work cooperatively with all parties to deliver high quality product that meets end user requirements and results in high satisfaction to users, tenants, and our investment partners. Our product meets exceptional quality standards, is innovative and reflects our focus on excellence.



**L. Roberts
Industrial Park**

*The only fully serviced, build-ready land
available in Fort McMurray proper*

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