

STARTING AT \$625,000/ACRE



L-ROBERTS INDUSTRIAL PARK

A-FRAME ROAD & FALCONER CRESCENT,
FORT MCMURRAY, AB

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PROPERTY HIGHLIGHTS

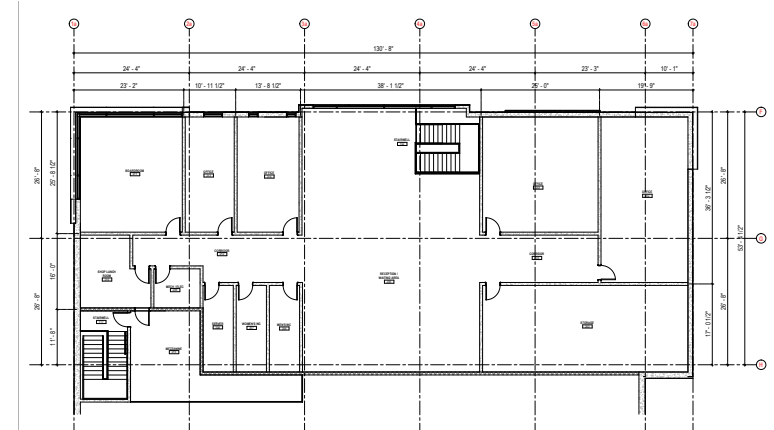
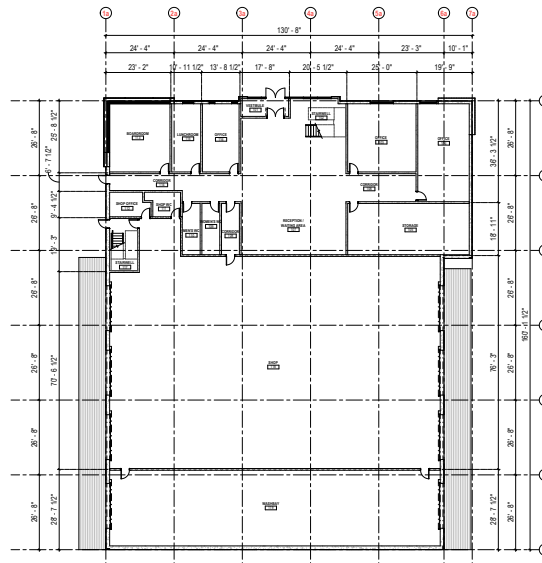
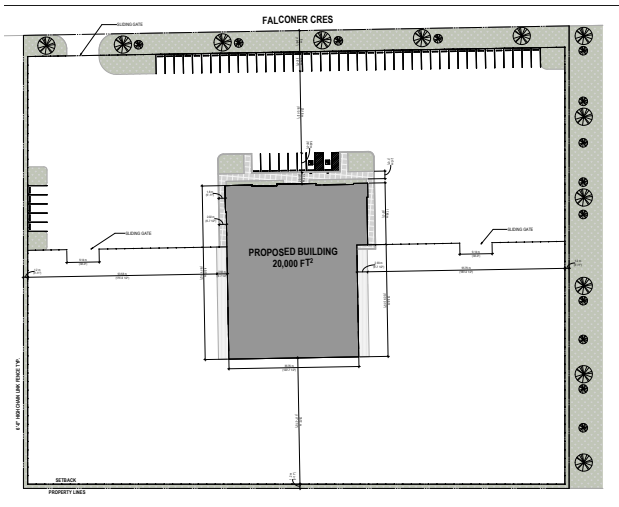
- From 1.48 to 33.10 contiguous acres
- Offered for sale, lease, or build-to-suit
- Well located adjacent to the Fort McMurray International Airport and near the Lynton Rail Facility
- Rough graded, development-ready
- Paved access on A-Frame Road (2021)
- Direct access from Sapræ Creek Trail (Highway 69)
- Lots are serviced with water, sanitary & fiber optics



BUILDING HIGHLIGHTS

BUILD TO SUIT OR DESIGN BUILD WITH VENDOR
FINANCING AVAILABLE ON APPROVED TENANT

- 20,000 SF
- 4.99 Acres
- Drive Through Service bays
- 20-Ton Crane Ready
- 28' Clear
- Dedicated wash bay
- Rates Starting at \$34/SF



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

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

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.



**TO DOWNTOWN FORT MCMURRAY
& OIL SANDS PROJECTS**

**MACKENZIE
INDUSTRIAL
PARK**

**KAYANO COLLEGE
INDUSTRIAL CAMPUS**

**FORT MCMURRAY
INTERNATIONAL
AIRPORT**

**L ROBERTS
INDUSTRIAL PARK**

**TO LYNTON
RAIL TERMINAL**

PROPERTY DETAILS

Site Size:	Up to 33.10 contiguous acres
Zoning:	IB - Business Industrial
Legal Description:	Plan 1520043, Block 1, Lots 4 - 13 Plan 1520043, Block 2, Lots 2 - 19
Services:	Fibre-Optic Natural Gas Water Sewer
PRICE:	STARTING AT \$625,000 PER ACRE

L ROBERTS INDUSTRIAL PARK → MACKENZIE INDUSTRIAL PARK = 9 MINUTE DRIVE

L ROBERTS INDUSTRIAL PARK → DOWNTOWN = 17 MINUTE DRIVE

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**CUSHMAN &
WAKEFIELD**
Edmonton