

STARTING AT \$550,000/ACRE



L-ROBERTS INDUSTRIAL PARK

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

Kurt Paull, SIOR®
Partner
780 932 0578
kurt.paull@cwedm.com

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Nicole Stewart
Team Coordinator, Unlicensed
587 589 4215
nicole.stewart@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. June 2025



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**

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 \$550,000 PER ACRE

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

L ROBERTS INDUSTRIAL PARK → DOWNTOWN = 17 MINUTE DRIVE

Kurt Paull, SIOR®
Partner
780 932 0578
kurt.paull@cwedm.com

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Nicole Stewart
Team Coordinator, Unlicensed
587 589 4215
nicole.stewart@cwedm.com

**L ROBERTS
INDUSTRIAL PARK**

**FORT MCMURRAY
INTERNATIONAL
AIRPORT**

**TO LYNTON
RAIL TERMINAL**

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. June 2025

**CUSHMAN &
WAKEFIELD**
Edmonton