

# Dock & Grade Warehouse

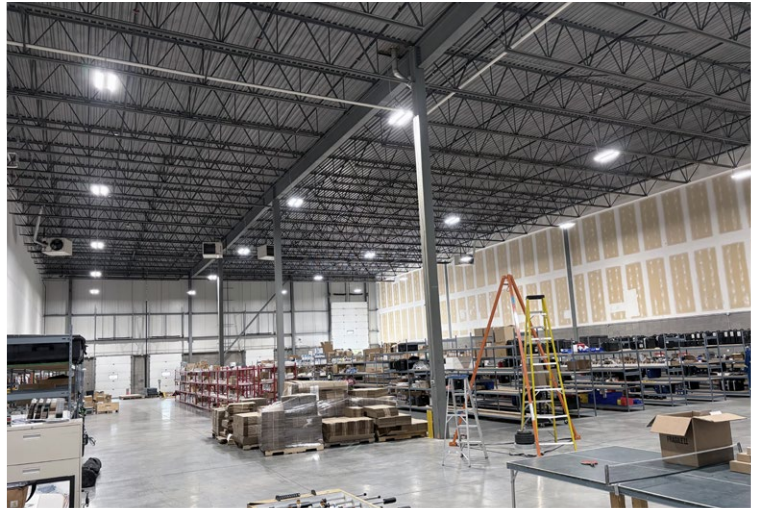
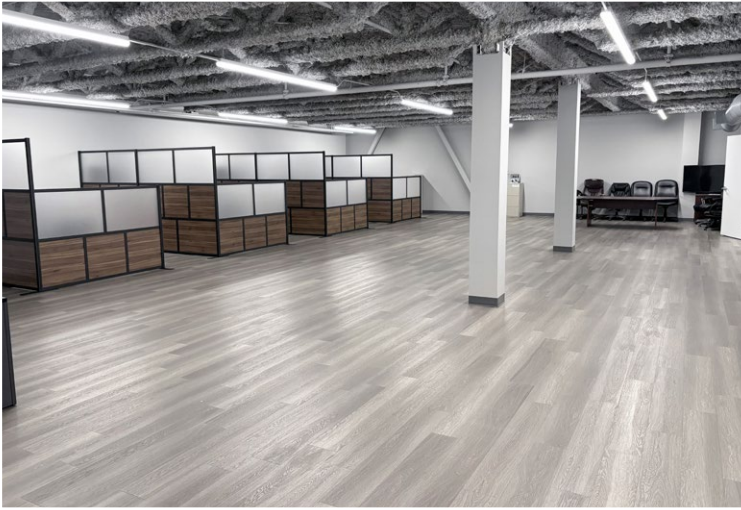
5613 - 70<sup>th</sup> Street  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

19,080 SF in Roper Ridge Business Park



## Dock & Grade Warehouse

5613 - 70<sup>th</sup> Street | Edmonton, Alberta



# Dock & Grade Loading Warehouse

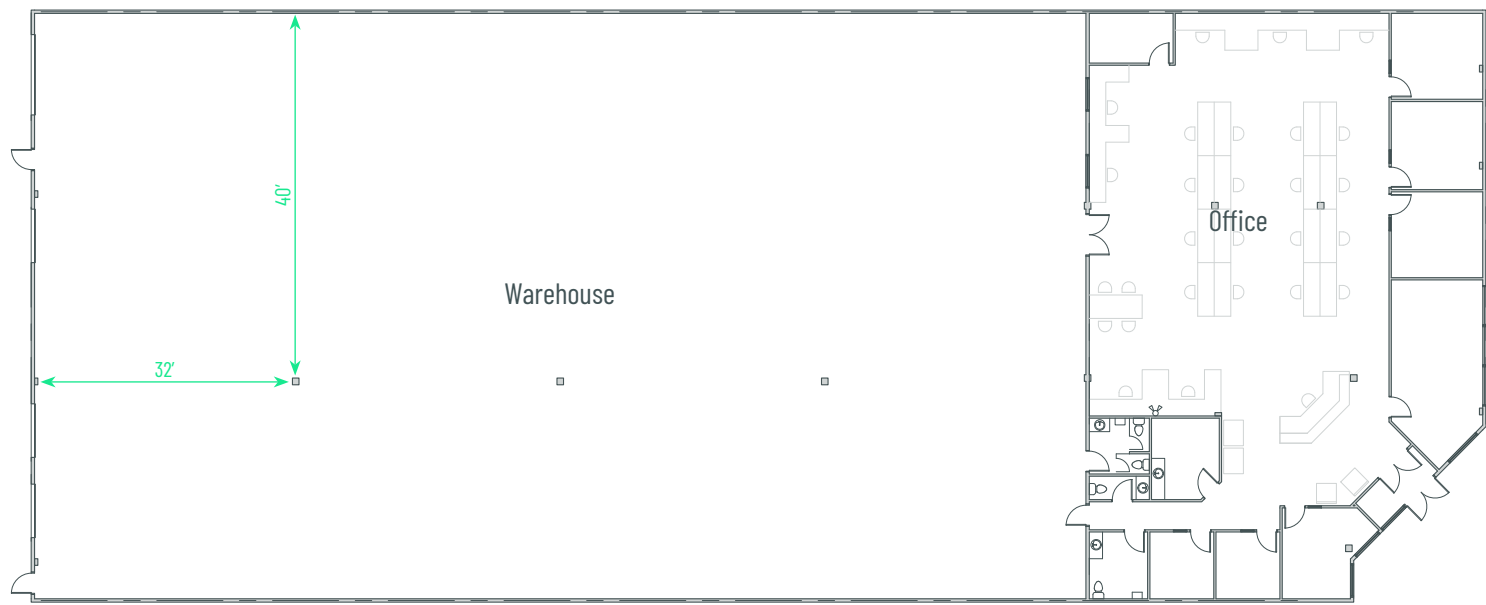
Located in Roper Ridge Business Park

The subject unit is located just off Roper Road and 75<sup>th</sup> Street providing easy access to Whitemud Drive, Argyll Road, and Anthony Henday Drive. The unit features multiple dock and grade-level loading doors and a bright well-maintained warehouse. The office features contemporary finishes, including sleek flooring, updated lighting, and a well-designed layout that supports both productivity and comfort.

Legal Address	Plan 0721485; Block 9; Lot 15	
Zoning	BE - Business Employment	
Available Area	Office	5,000 sq. ft.
	Warehouse	14,080 sq. ft.
	Total	19,080 sq. ft.
Dock Loading	(3) 8' x 10' with levelers	
Grade Loading	(1) 12' x 14'	
Construction	Tilt-up concrete	
Column Spacing	40' x 32'	
Ceiling Height	28' clear	
Power	100 amp, 3-phase <i>*To be confirmed by sub-tenant</i>	

Heating	Forced air gas fired units
Lighting	LED in warehouse
Sprinklers	Yes
Parking	Surface
Sublease Expiry	August 31, 2027
Op Costs (2025)	\$5.84 per sq. ft. / annum
Sublease Rate	\$9.00 per sq. ft. / annum
Available	90 days notice

Floor Plan





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# For Sublease



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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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