

Office/ Warehouse

Located in Roper Industrial Centre

5703 - 67th Street
Edmonton, Alberta
www.cbre.ca

19,748 SF Available



Office/Warehouse in Roper Industrial Centre

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Office/Warehouse

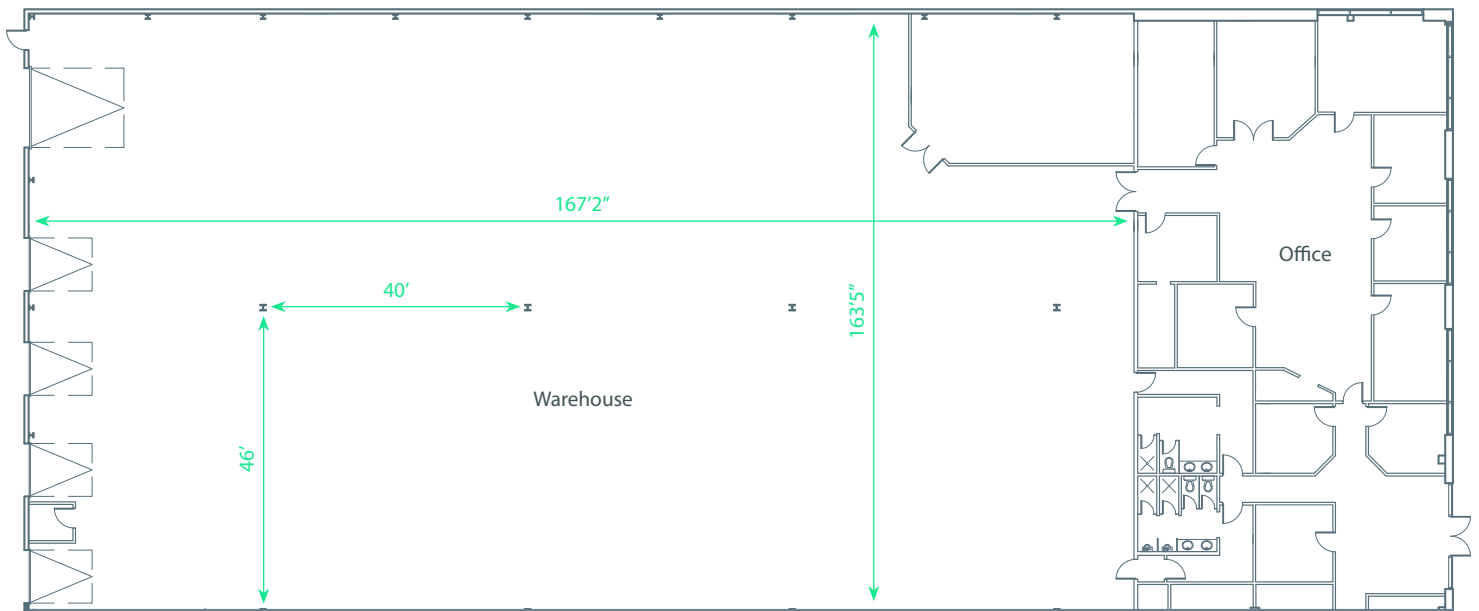
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Great location in Roper Industrial Park with easy access to Roper Road, 50th Street, 75th Street, and Whitemud Drive. This functional shop and warehouse space features an attractive, well-planned office area and dock and grade level loading. The space has a high dock door count at 1 per 5,000 square feet.

Legal Address	Plan 9826066; BLock 5; Lot 18	
Zoning	IM - Medium Industrial	
Year Built	2005	
Available Area	Office	4,383 sq. ft.
	Warehouse	15,365 sq. ft.
	Total	19,748 sq. ft.
Dock Loading	(4) 8' x 10' with levelers	
Grade Loading	(1) 12' x 16'	
Construction	Steel frame & concrete	
Column Spacing	45' x 35'6"	
Ceiling Height	28'9" clear	
Power	400 amp, 600 volt, 3-phase <i>*To be confirmed</i>	

Heating	Forced air overhead unit heaters
Lighting	LED upgrade available
Sprinklers	Yes
Parking	Surface
Sumps	2-stage with trench drain
Op Costs (2023)	\$6.20 per sq. ft. / annum
Lease Rate	Starting at \$9.00 per sq. ft. / annum
Available	November 1, 2023

Floorplan



*Floorplan and measurements are estimated and for reference purposes only
Office floorplan subject to change

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For Lease



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Dane Locke

Vice President
+1 780 917 4648
dane.locke@cbre.com

Braylon Klemchuk

Associate Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

*(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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