

3,840 sf

Bay 4432

3,744 sf

Bay 4436

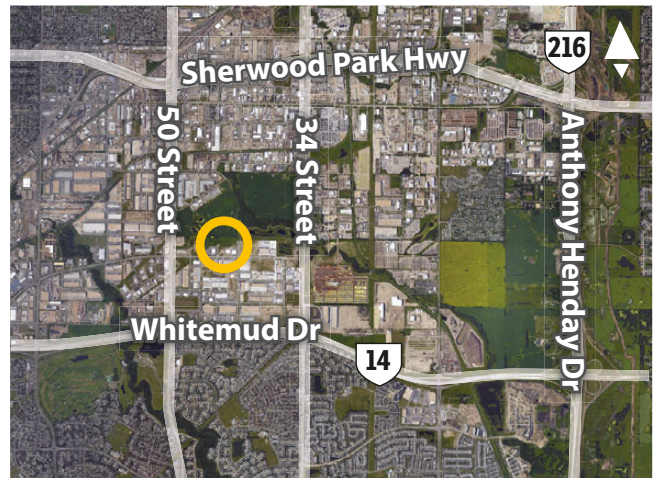
Adjacent demised bays



ROPER ROAD SHOWROOM / WAREHOUSE FOR LEASE

Master Building III
4432 & 4436 Roper Road, Edmonton

- » Easy access to 50 Street, Whitemud Dr. and Sherwood Park Fwy.
- » Corner unit has plenty of natural light.
- » Like-new improvements.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



LEASE INFORMATION

ADDRESS:

4432 and 4436 Roper Road NW,
Edmonton

LEGAL: Plan 1124085; Block 31; Lot 3

ZONING: IL (Light Industrial)

AVAILABLE FOR LEASE:

3,840 sf – Unit 4432 Roper Road.

- Office + warehouse.
- As is, like-new condition.

3,744 sf – Unit 4436 Roper Road.

- Ready for fixturing
- Corner location with plenty of natural light

AVAILABILITY: Immediate

UNIT DIMENSIONS: 32' x 120'

CLEAR HEIGHT: 28' at peak

LOADING:

One 16' x 16' powered grade door / bay

POWER: 200 A 3Ph / bay

OP. COSTS & TAXES:

Op. Costs: \$2.65 per sf

Taxes: \$4.31 per sf

TOTAL: \$6.96 per sf (est.)

RENT: Market

4436 ROPER RD
3,744 SF

4432 ROPER RD
3,840 SF



BUILDING SPECIFICATIONS

BUILDING:

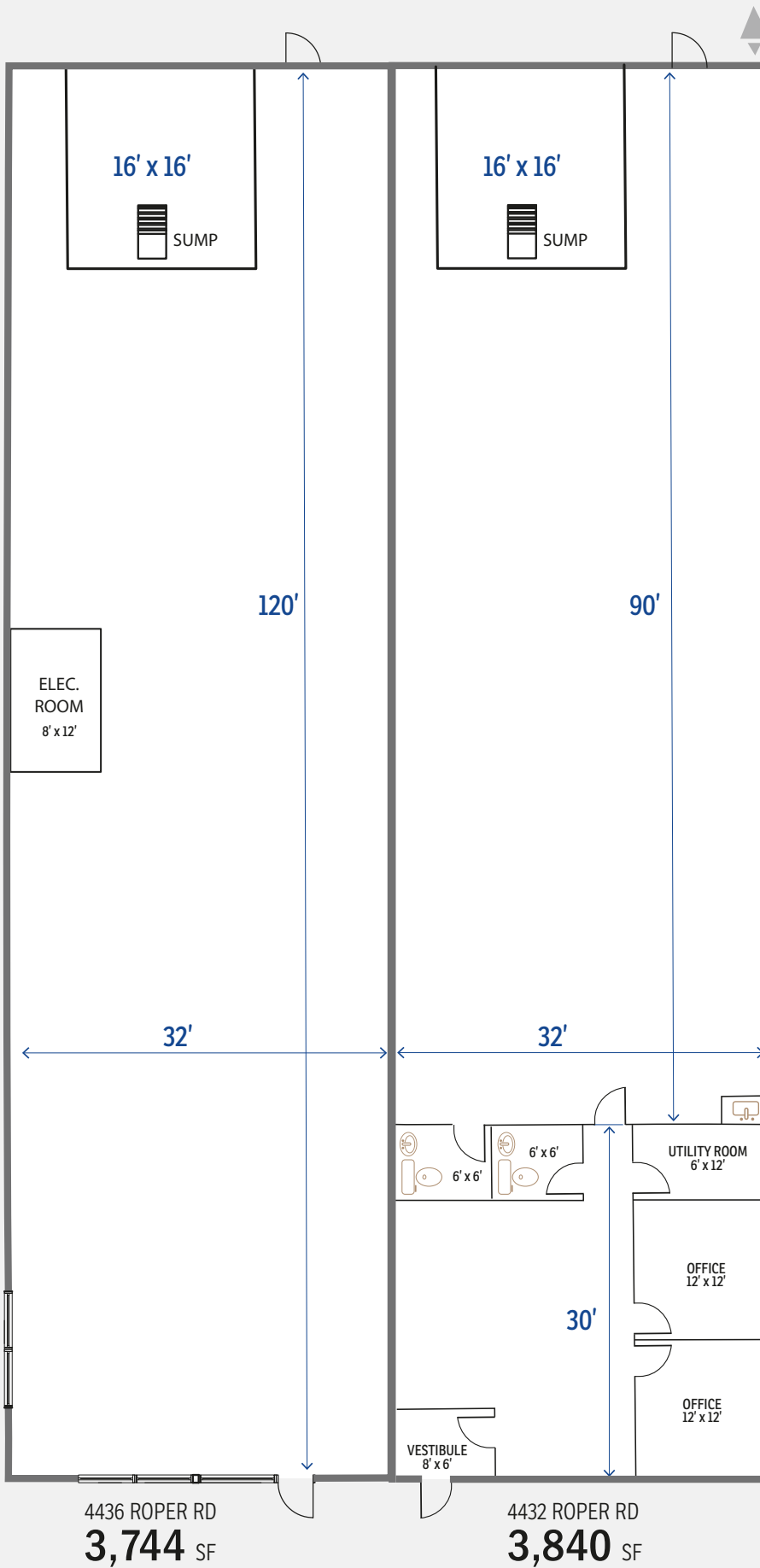
1. 7 x 32' x 120' bays (224' x 120') pre-engineered steel with galvalume standing seam roof;
2. Front façade Structuroc architectural panels and masonry;
3. Double pane reflective glass and glass access doors with vestibule;
4. Rear 20' concrete apron and front 6' sidewalk;
5. Heavy duty asphalt yard;
6. 6" 28 MPa concrete trowel finished slab;
7. Perimeter chain link fenced yard;
8. Fire rated drywall demising walls separating office, warehouse and adjacent bays;
9. 9' metal liner in warehouse and on ceiling;
10. Vestibule.

ELECTRICAL:

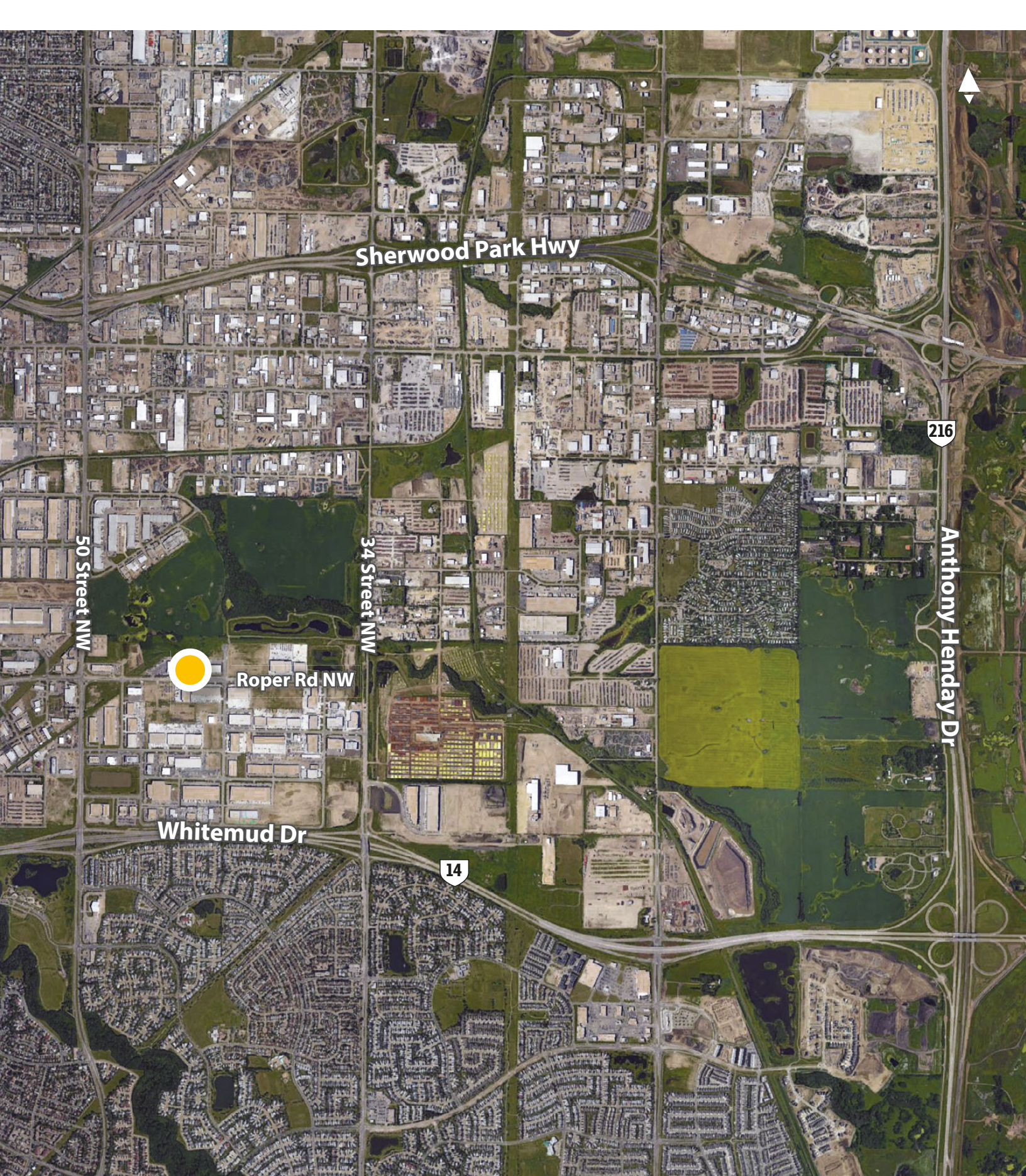
1. 800-amp 120/208 volt main service to the building;
2. 200-amp panel @ 120/208 volt per bay;
3. 2 x 4 LED lighting and 1 fan in warehouse;
4. Powered overhead door opener;
5. Emergency exits.

PLUMBING/HVAC:

1. Water/Sewer to each bay;
2. 1 x two compartment, gravity-feed sump per bay;
3. 1 x 100k BTU radiant heater per bay;
4. 1 x 30" exhaust fan per bay;
5. Rainwater leaders tied directly to storm system throughout;
6. Drain and water line rough in.



ROPER ROAD NW



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