



- 5-year old development.
- Dedicated secure yard.
- In like-new condition.

1 BAY LEFT

ROPER ROAD COMMERCIAL SPACE

Kone Building II

4314 Roper Road, Edmonton



BASE BUILDING SPECIFICATION:

- R40 roof, R28 walls, architectural glass, masonry.
- Heavy-duty asphalt and concrete.
- T5 fluorescent lighting.
- 400 sf (10%) office per bay included.
- Secure fenced yard.
- Exhaust fan.
- Sump drain / bay.

General Contractor available for tenant specific construction. Each unit built to above specifications ready for tenant.

LEASE INFORMATION

ADDRESS: 4314 Roper Road, Edmonton

LEGAL DESCRIPTION: Plan 11240; Block 31; Lot 23

ZONING: IL (Light Industrial)

AVAILABLE FOR LEASE:

4314 Roper Road **3,600 sf (shop)**

4324 Roper Road 7,200 sf (office+shop) **LEASED**

4320 Roper Road 7,200 sf (shop) **LEASED**

4316 Roper Road 3,600 sf (shop) **LEASED**

4312 Roper Road 3,520 sf (shop+office) **LEASED**

AVAILABILITY: Immediately

UNIT DIMENSIONS: 30' x 120'

TURNKEY OFFICE: 10% per bay (400 sf) included

CLEAR HEIGHT: 28' at peak

LOADING: One 16' x 16' powered grade door / bay

POWER: 200 A 3Ph / bay

SITE: 1.8 Acres

2021 PROPERTY TAXES: \$4.19/sf

RENT: Market

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Murray McKay, ASSOCIATE VICE PRESIDENTE

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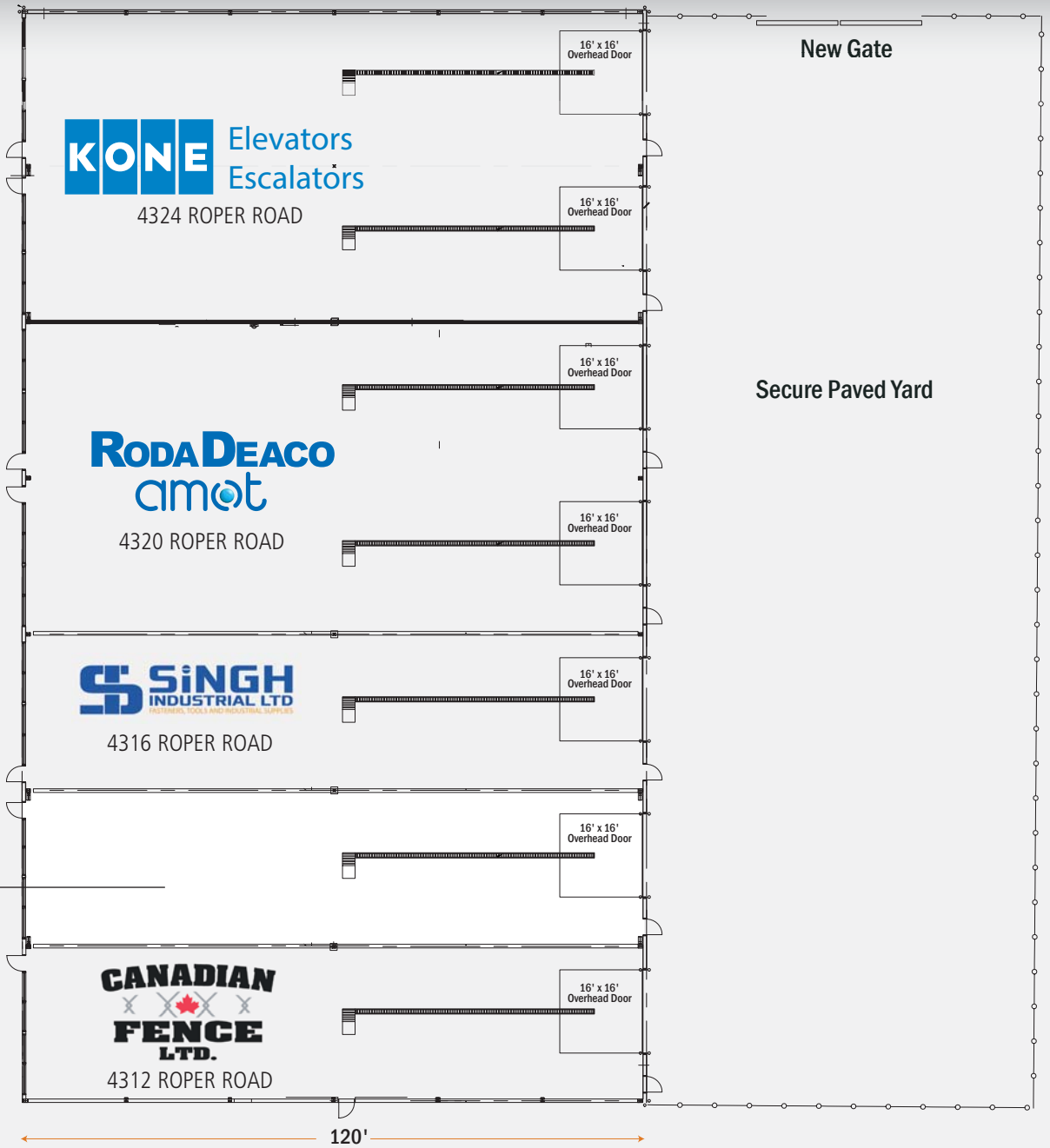
LOCAL EXPERTISE MATTERS

Roper Road



New Gate

Secure Paved Yard



New Gate

Secure Paved Yard

KONE Elevators Escalators

4324 ROPER ROAD

RODA DEACO
amot

4320 ROPER ROAD

SINGH
INDUSTRIAL LTD

4316 ROPER ROAD

Available

4314 ROPER ROAD
(SHOP)

3,600 SF

CANADIAN
FENCE
LTD.

4312 ROPER ROAD

120'