



## ROPER ROAD COMMERCIAL SPACE

# Master Building III

4436 Roper Road, Edmonton



### BASE BUILDING SPECIFICATION:

- R40 roof, R28 walls, architectural glass and masonry facade.
- 10% office built to specifications.
- Heavy-duty asphalt and concrete.
- T5 LED lighting.
- Fenced yard / bay.
- Exhaust fan.
- Sump drain / bay.

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

### LEASE INFORMATION

ADDRESS: 4436 Roper Road, Edmonton

LEGAL: Plan 1124085; Block 31; Lot 3

ZONING: IL (Light Industrial)

#### AVAILABLE FOR LEASE:

4436 Roper Road **3,744 sf**

- ~~4432 Roper Road 3,840 sf LEASED~~
- ~~4428 Roper Road 3,840 sf LEASED~~
- ~~4424 Roper Road 3,840 sf LEASED~~
- ~~4420 Roper Road 3,840 sf LEASED~~
- ~~4416 Roper Road 3,840 sf LEASED~~
- ~~4412 Roper Road 3,840 sf LEASED~~

UNIT DIMENSIONS: 32' 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

2021 PROPERTY TAXES: \$4.19/sf

RENT: Market

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Murray McKay**, ASSOCIATE VICE PRESIDENTE

c: 780-940-2100 p: 780-463-3332  
mmckay@barclaystreet.com

102, 9452 – 51 Avenue • Edmonton, AB T6E 5A6 • www.barclaystreet.com



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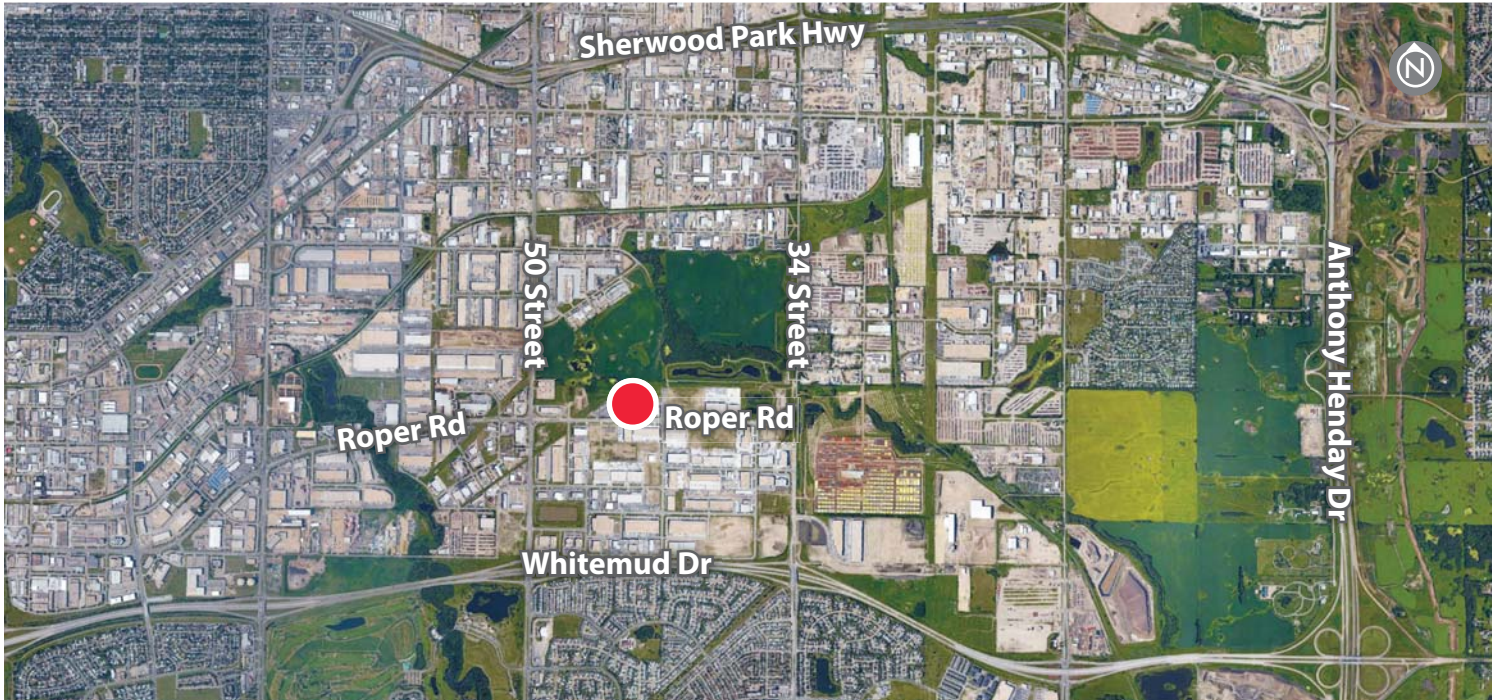
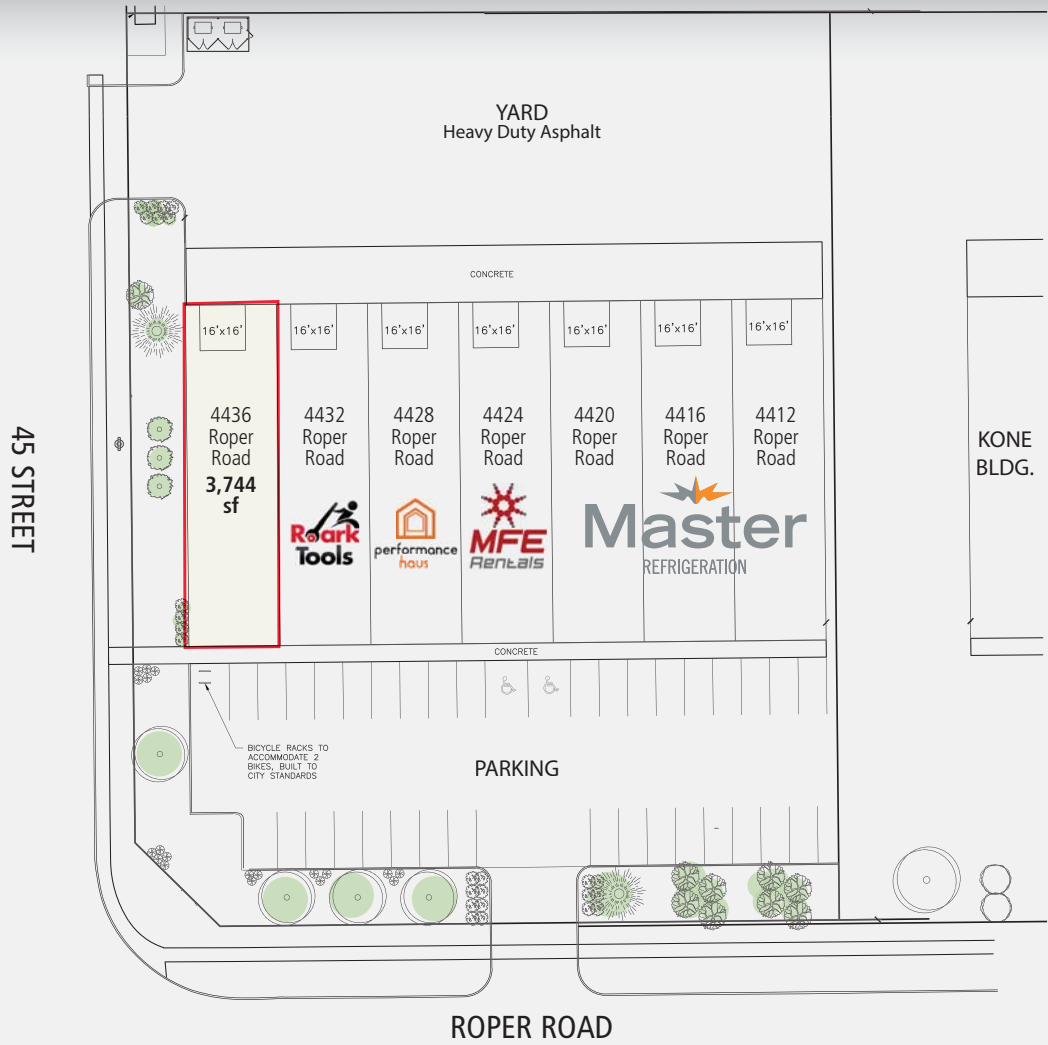
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS



AVAILABLE  
**3,744** SF



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LOCAL EXPERTISE MATTERS