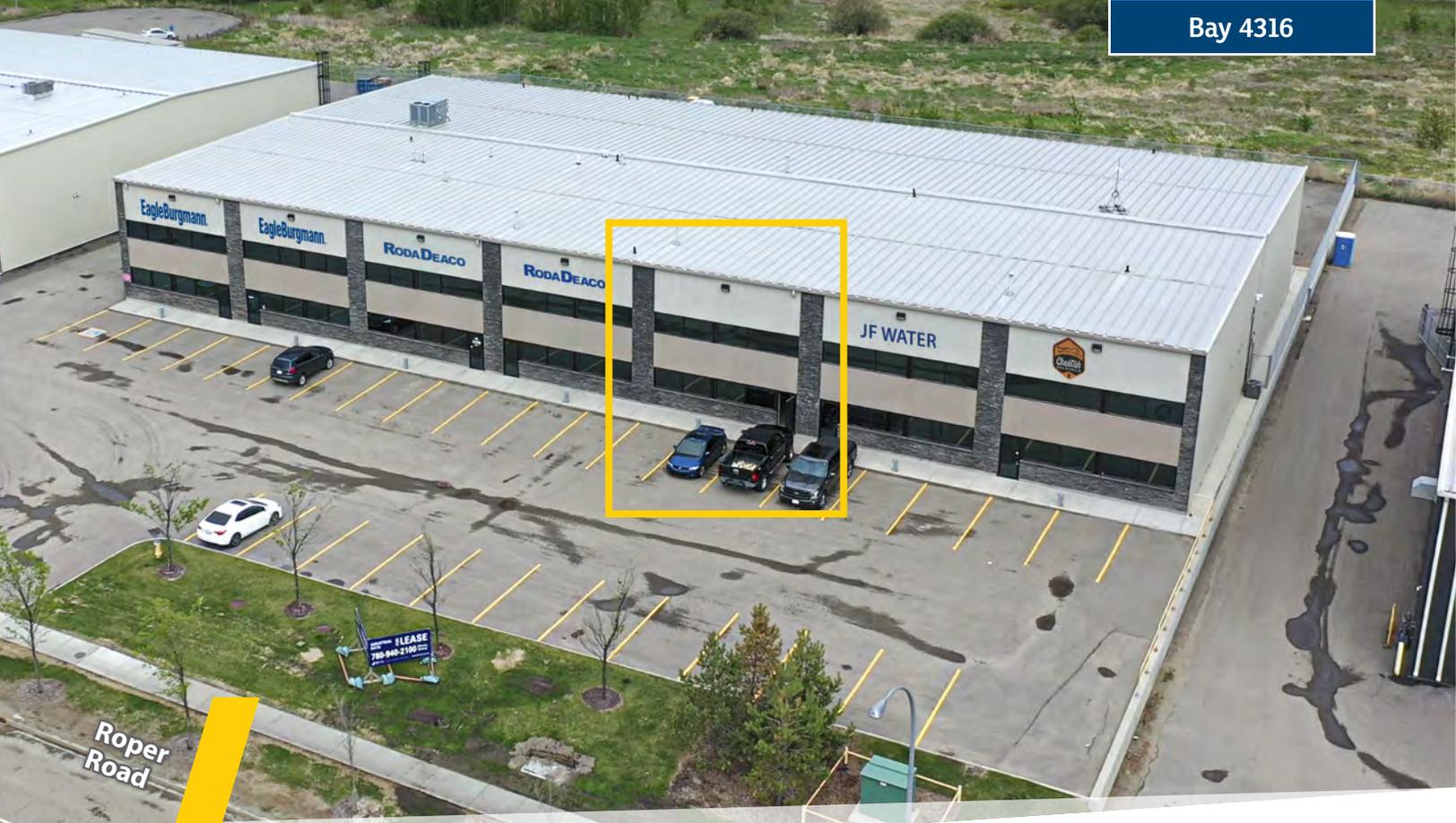


3,600 sf

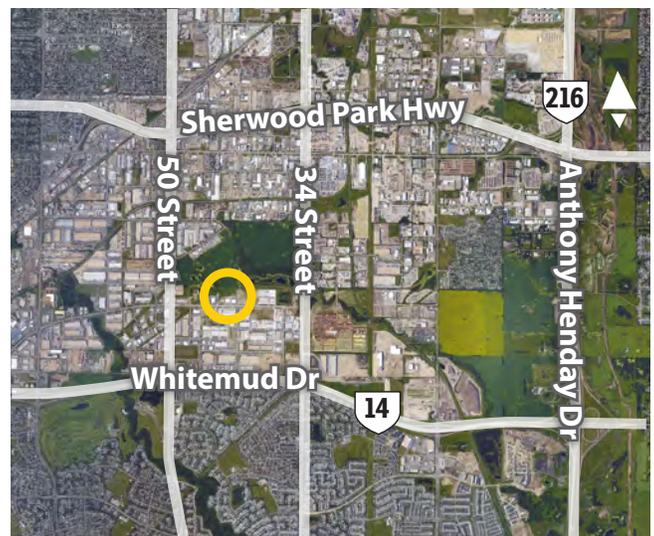
Bay 4316



## ROPER ROAD OFFICE / WAREHOUSE FOR LEASE

**Roda Building II**  
4316 Roper Road, Edmonton

- » Easy access to 50 Street, Whitemud Dr. and Sherwood Park Fwy.
- » Secure yard.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray McKay**, VICE PRESIDENT

C: 780-940-2100

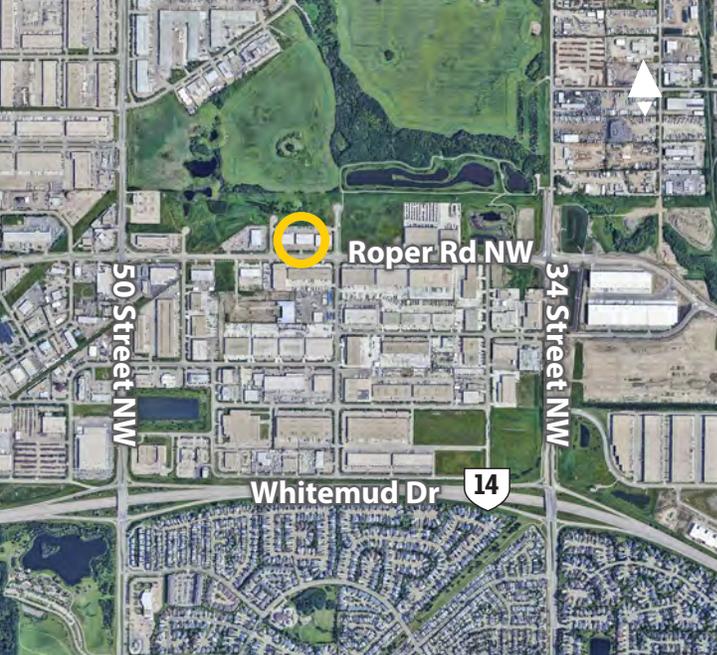
O: 780-463-3332

mmckay@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## LEASE INFORMATION

**BUILDING ADDRESS:**  
4316 Roper Road, Edmonton

**LEGAL DESCRIPTION:**  
Plan 11240; Block 31; Lot 23

**ZONING:** IL (Light Industrial)

**AVAILABLE FOR LEASE:**  
3,600 sf – Unit 4316

**UNIT DIMENSIONS:** 30' x 120'

**AVAILABILITY:**  
Immediate

**CLEAR HEIGHT:** 28' at peak

**LOADING:**  
One 16' x 16' drive-in per bay

**POWER:**  
200A, 3Ph per bay

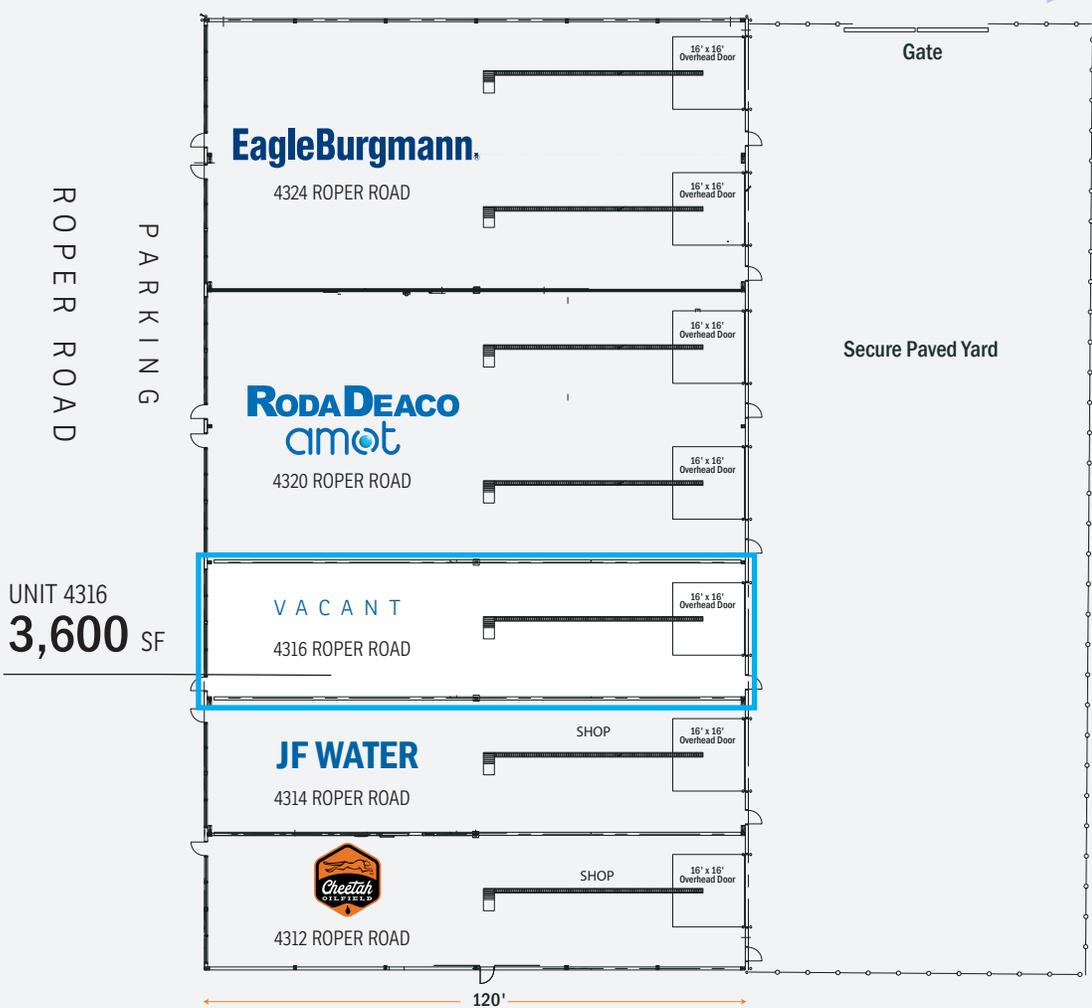
**TOTAL SITE:** 1.8 Acres

**2026 OP. COSTS & TAXES:**

Taxes \$5.28 per sf  
Op. Costs \$3.18 per sf

**TOTAL** \$8.46 per sf (est.)

**RENT:**  
Market





## BUILDING SPECIFICATIONS

### BUILDING:

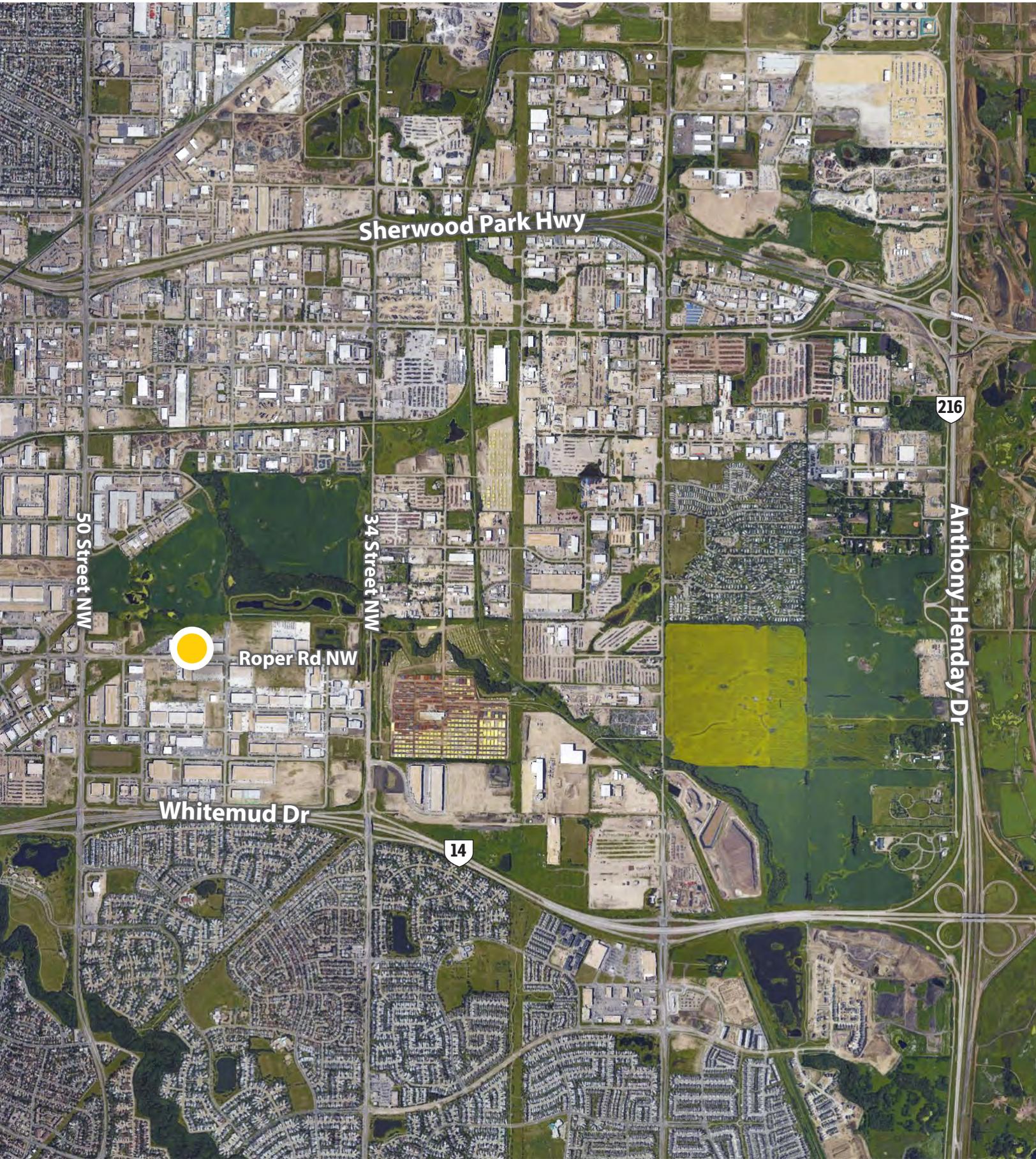
1. 7 x 30' x 120' bays (220' x 120') pre-engineered steel. R40 roof, R28 walls, galvalume standing seam roof architectural glass, masonry;
2. Front façade Structuroc architectural panels and masonry;
3. Double pane reflective glass and glass access doors with vestibule;
4. Rear 20' concrete apron and 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.

### ELECTRICAL:

1. 800-amp 120/208 volt main service to the building;
2. 200-amp panel @ 120/208 volt per bay;
3. T5 fluorescent lighting;
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.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS