

3,744 sf

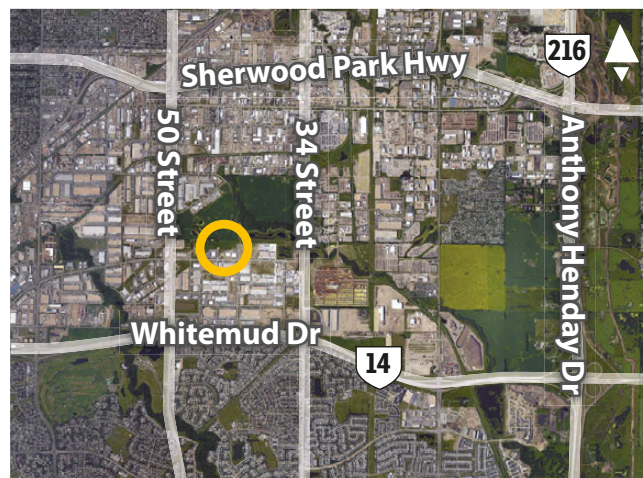
Bay 4436



## ROPER ROAD SHOWROOM / WAREHOUSE FOR LEASE

**Master Building III**  
4412 Roper Road, Edmonton

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



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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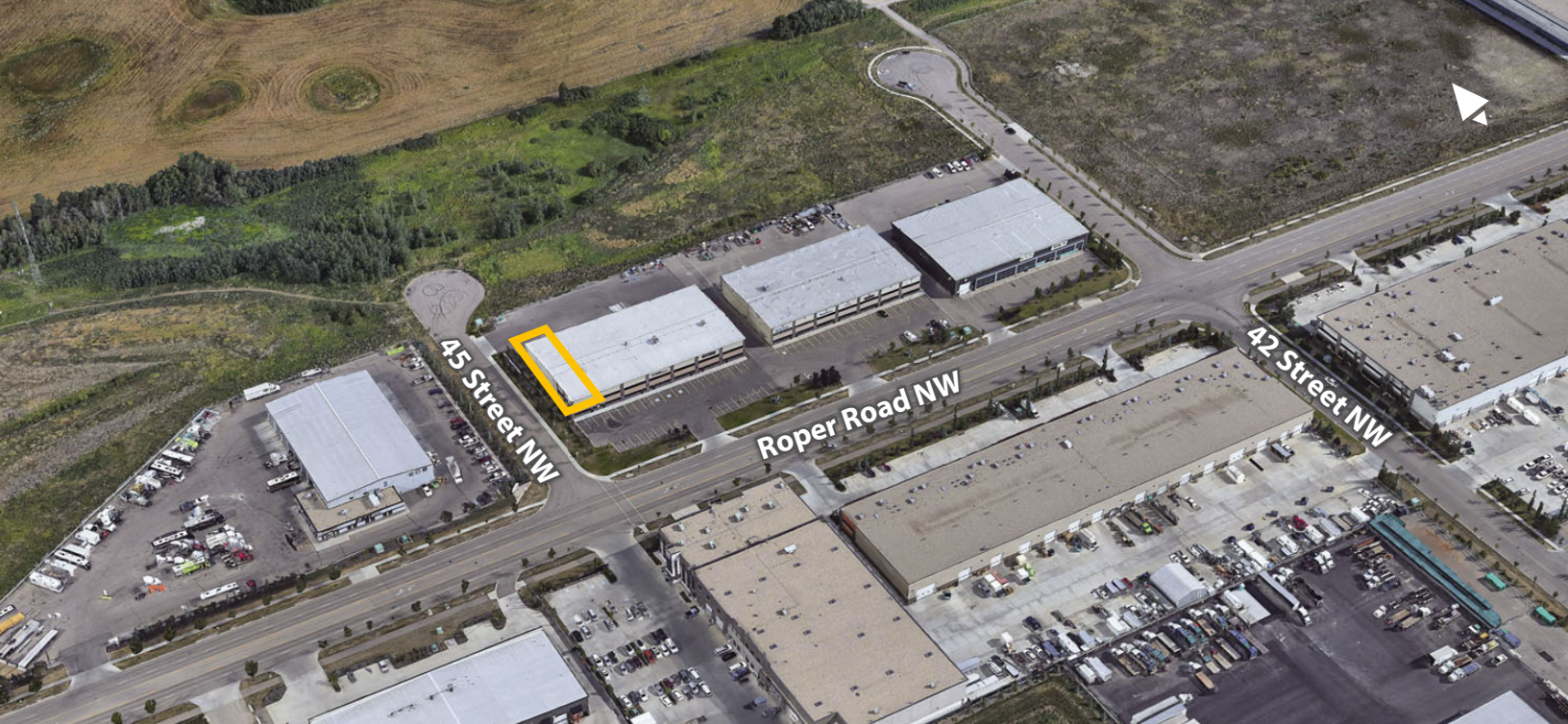
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## LEASE INFORMATION

### ADDRESS:

4412 Roper Road NW, Edmonton

**LEGAL:** Plan 1124085; Block 31; Lot 3

**ZONING:** IL (Light Industrial)

### AVAILABLE FOR LEASE:

3,744 sf – Unit 4436 Roper Road.

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

~~3,840 sf – Unit 4432 Roper Road. LEASED~~

**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.) (\$2,171.52/mo)

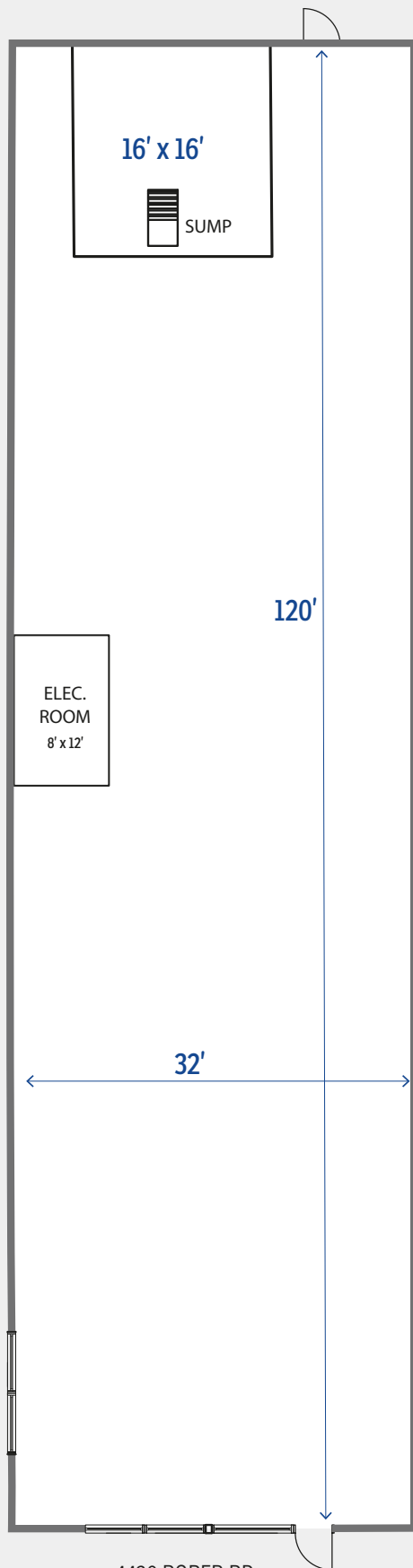
**RENT:** Market

4436 ROPER RD  
**3,744 SF**

45 STREET NW



ROPER ROAD NW



4436 ROPER RD

**3,744** SF

ROPER ROAD NW

## 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.



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