

7,200 sf

Bay 4324

3,600 sf

Bay 4312



Roper Road

ROPER ROAD OFFICE / WAREHOUSE FOR LEASE

Roda Building II
4308 Roper Road, Edmonton

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

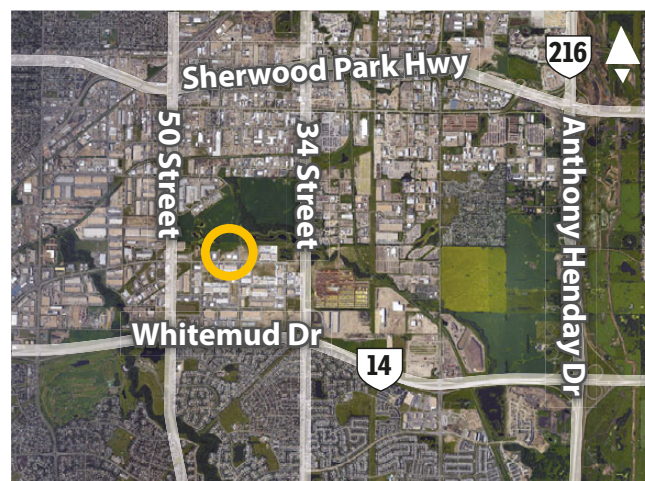
FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray McKay, VICE PRESIDENT

C: 780-940-2100

O: 780-463-3332

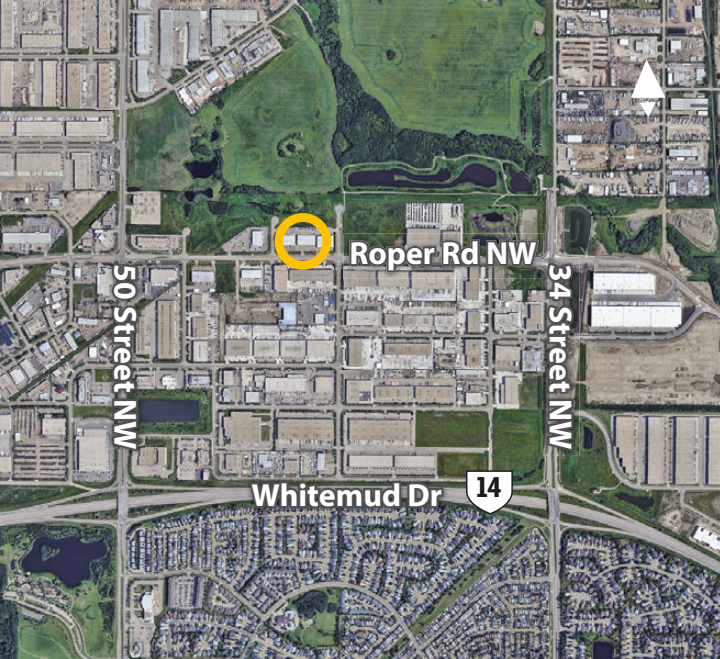
mmckay@barclaystreet.com



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



LEASE INFORMATION

ADDRESS:

4308 Roper Road, Edmonton

LEGAL DESCRIPTION:

Plan 11240; Block 31; Lot 23

ZONING: IL (Light Industrial)

AVAILABLE FOR LEASE:

7,200 sf Unit 4324 Roper Road

3,600 sf Unit 4312 Roper Road

~~3,600 sf Unit 4314 Roper Rd~~ **LEASED**

UNIT DIMENSIONS: 30' x 120'

AVAILABILITY:

Negotiable

CLEAR HEIGHT: 28' at peak

LOADING:

One 16' x 16' drive-in per bay

POWER:

200A, 3Ph per bay

TOTAL SITE: 1.8 Acres

2024 OP. COSTS & TAXES:

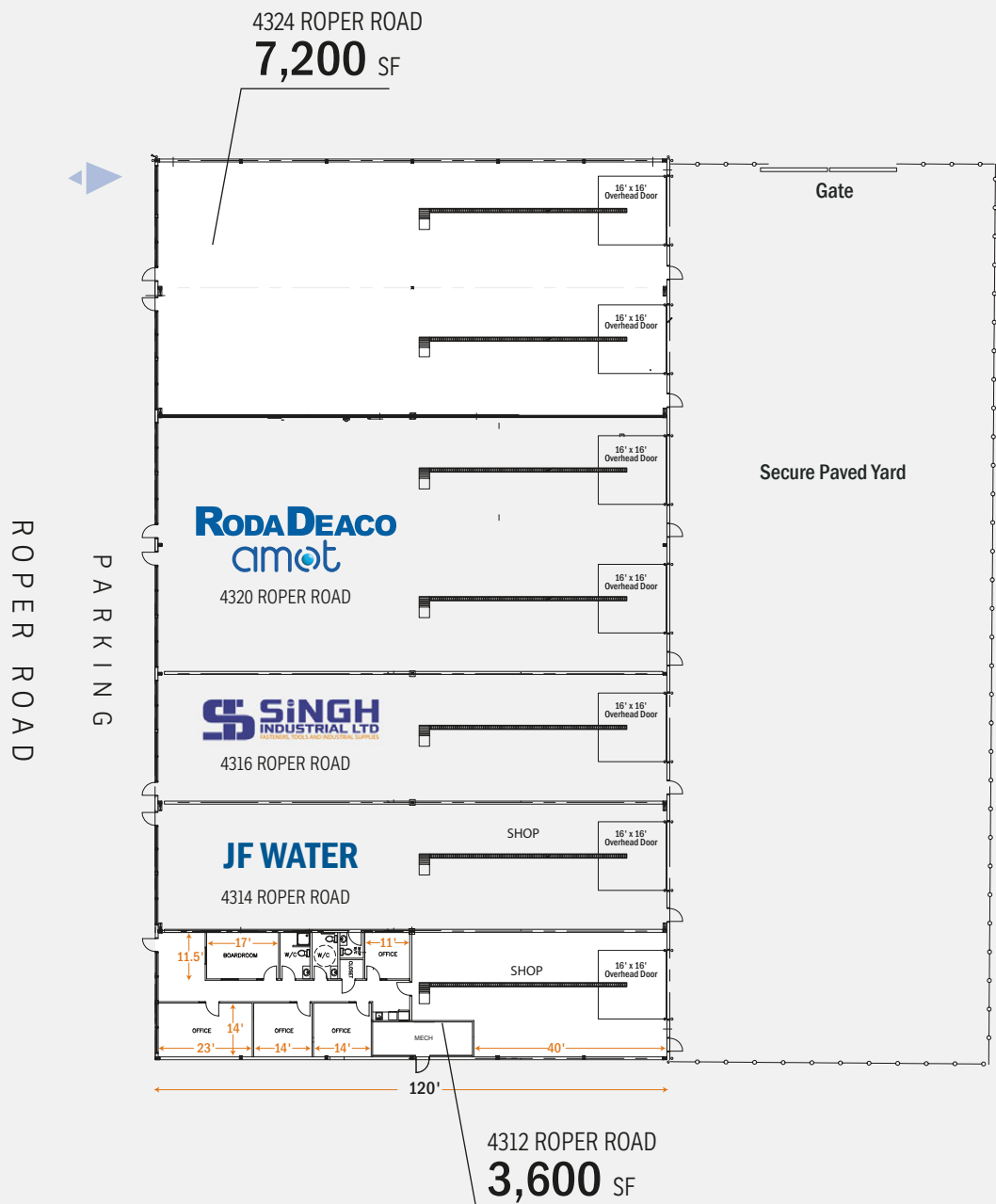
Taxes 4.31 per sf

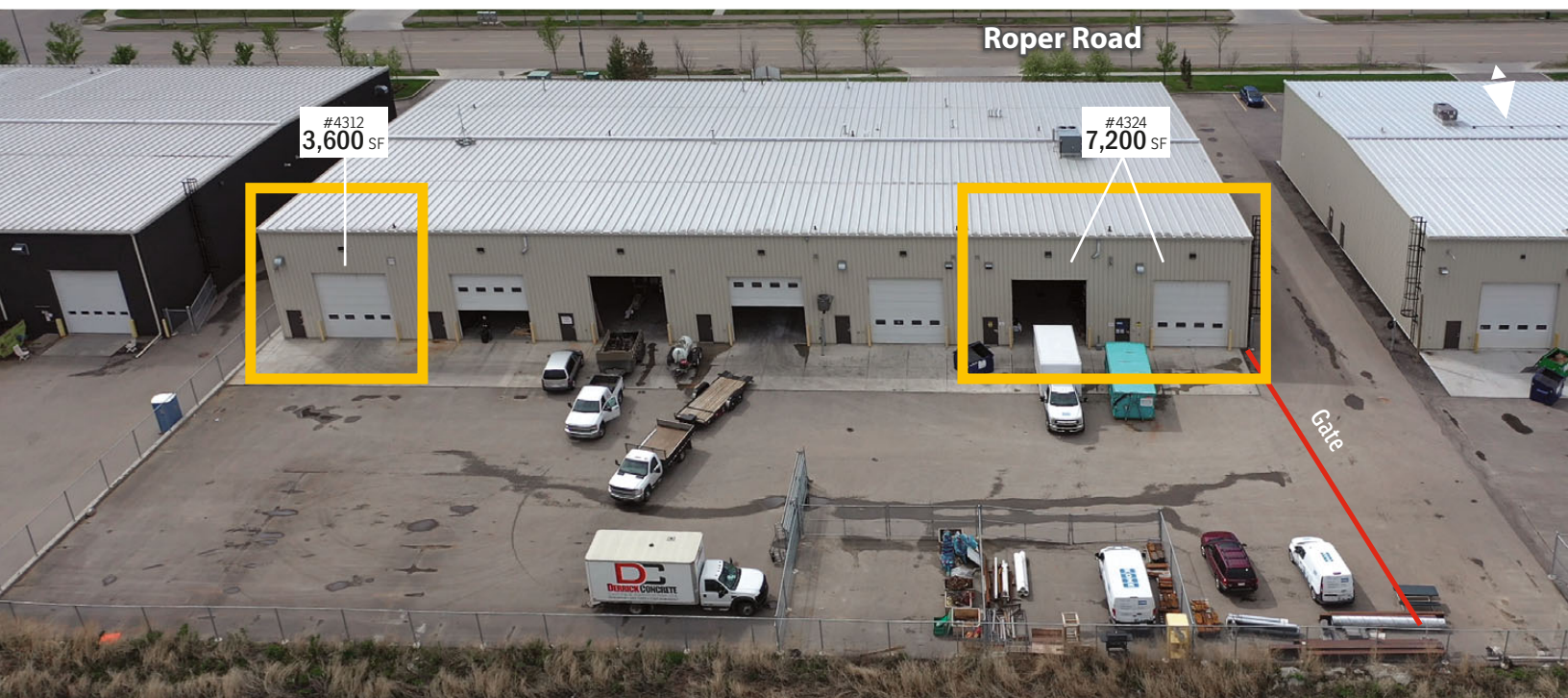
Op. Costs 2.65 per sf

TOTAL 6.96 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 and on ceiling;
10. Vestibule.

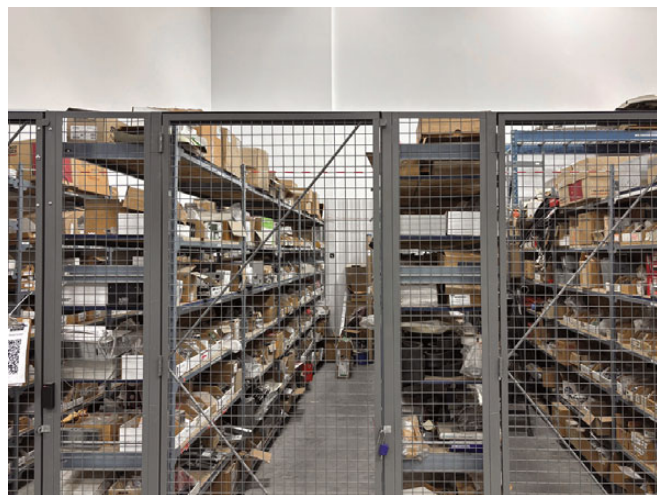
ELECTRICAL:

1. 800-amp 120/208 volt main service to the building;
2. 200-amp panel @ 120/208 volt per bay;
3. T5 fluorescent lighting;
4. Powered overhead door opener;
5. Emergency exits.

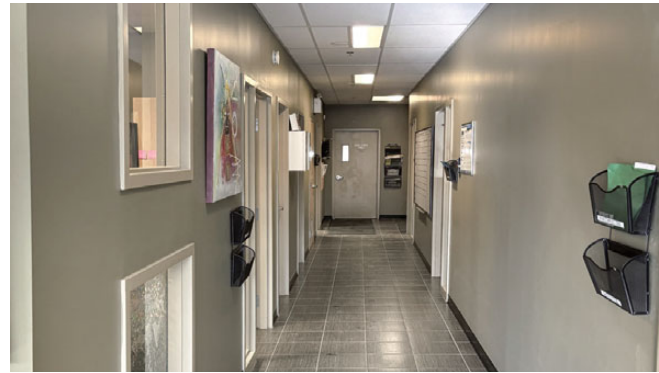
PLUMBING/HVAC:

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.

UNIT
4324



UNIT
4312



UNIT
4314



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