



Colliers



+/- 12,925 SF Shop and Yard **for Lease**

3718 Roper Road, Edmonton, AB

Andres Mateluna

Associate Vice President

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Colliers Canada

2210 Manulife Place,

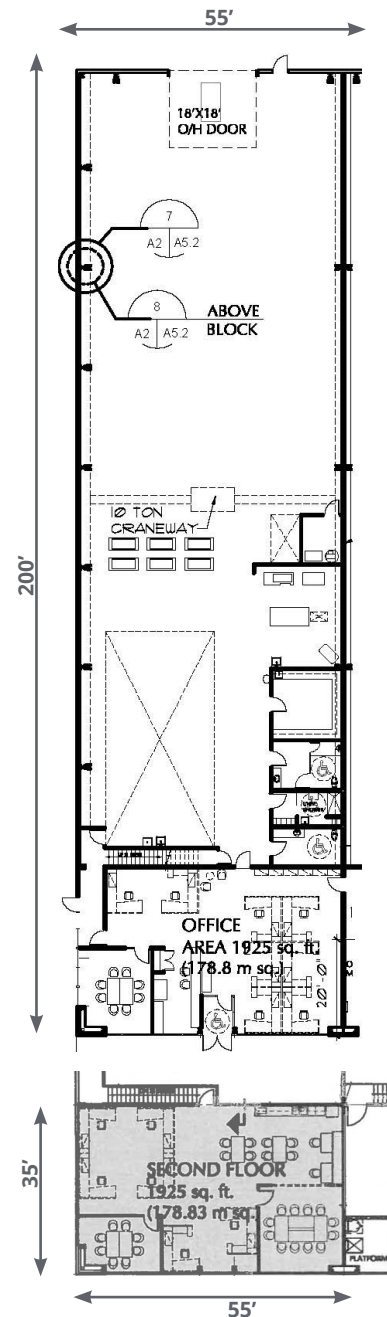
10180 - 102 Street,

Edmonton, AB T5J 3S4

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Property Profile

Building Area	12,925 SF
Office Area	3,850 SF
Yard Area	31,178 SF
Legal Description	Plan 1224209 Block 30 Lot 5A
Power	400 Amps, 600 Volts (TBC by Tenant)
Lighting	T5
Building Depth	200'
Clear Height	24' clear
Heating	Radiant
Crane	One 10 Ton
Loading	One 18' x 18' Grade Door
Zoning	BE (Business Employment)
Lease Rate	\$14.50 PSF
Op. Costs	\$5.46 PSF
Yard Lease Rate	\$1.60 PSF
Available	Immediately
Comments	- Trench drain & sump - Fully concrete yard - Make up air unit - Electrical distribution throughout the warehouse



Large concrete yard



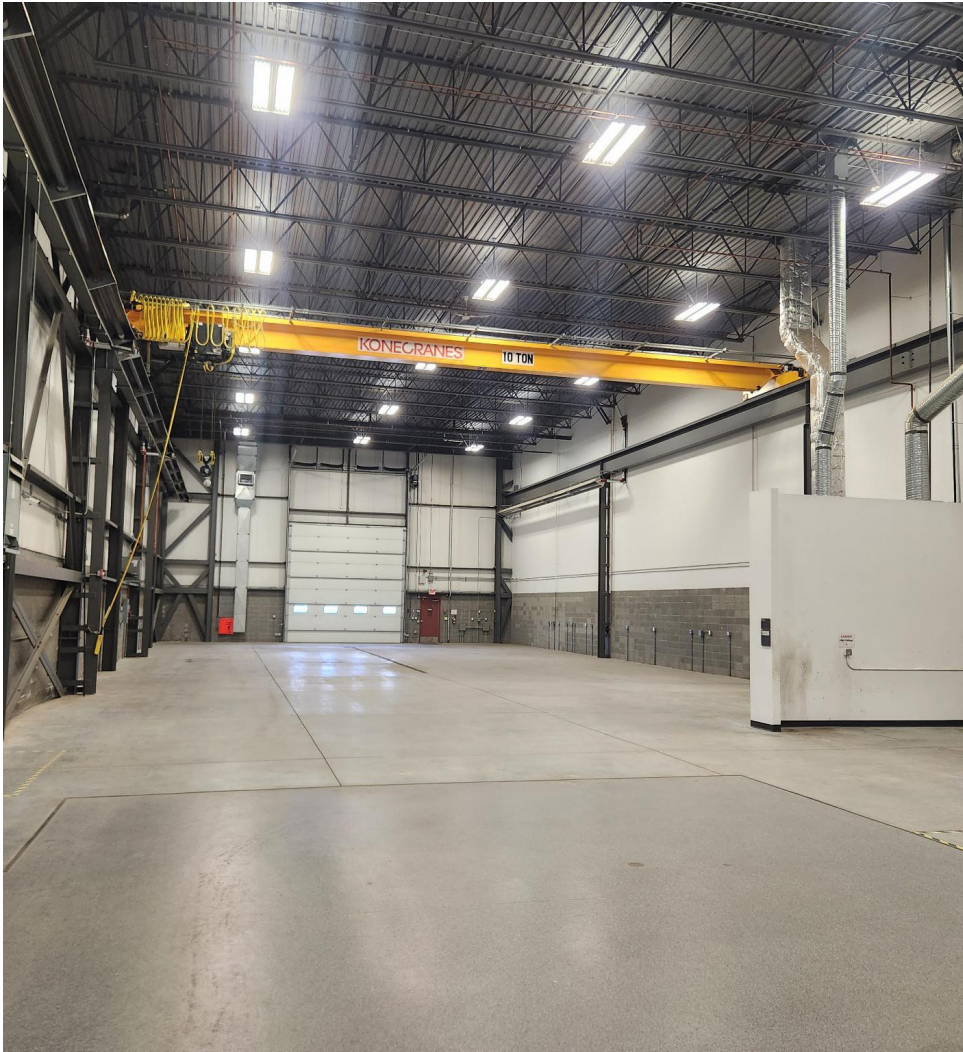
Excellent connectivity to major transportation routes



Pylypow Industrial location

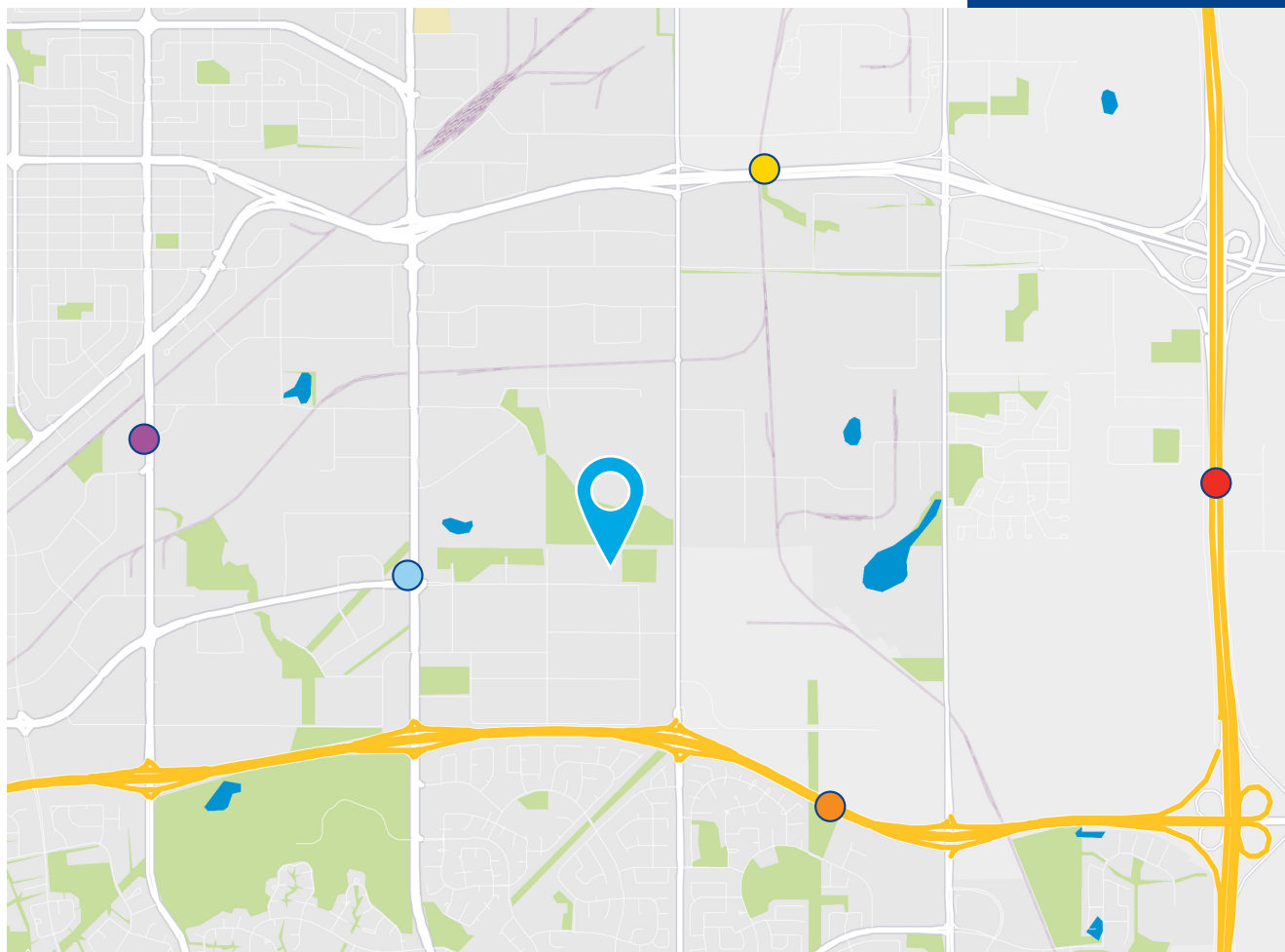


Facility with quality office presence



Easy access to highways

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Drive Times

	50 Street	1.2 km	2 minutes
	Whitemud Drive	1.3 km	2 minutes
	Sherwood Park Fwy	3.4 km	5 minutes
	75 Street	2.8 km	5 minutes
	Anthony Henday Drive	5.9 km	7 minutes

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