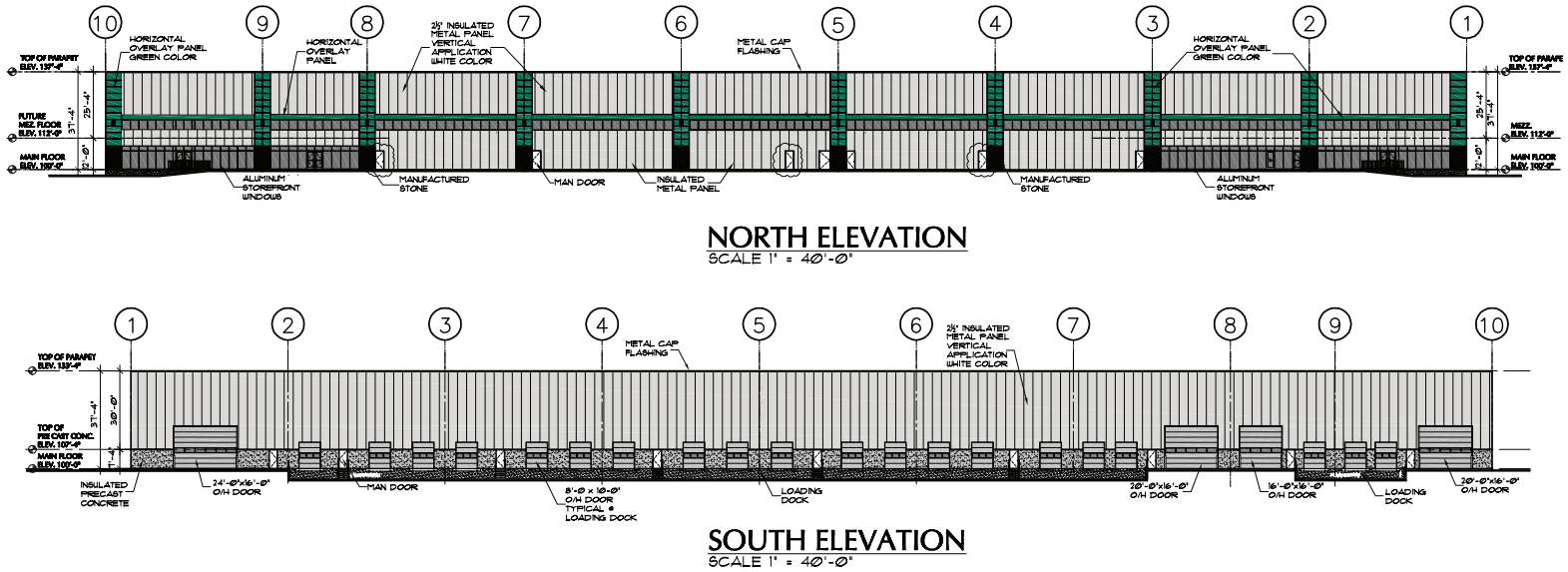


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# Industrial Office/Warehouse Bay in Pylypow Industrial Park

**FOR LEASE | 3723 Roper Road, Edmonton, AB**

Brand new industrial space for lease at Pylypow Industrial Park in Edmonton. Pylypow Phase 15 includes 22,000 SF of office and industrial warehouse space available Fall 2018. These two bays features build-to-suit office space, as well as dock and grade loading. Positioned in an excellent location with access to main interior roadways including 34 Street, 50th Street, Whitemud Drive with quick access to Anthony Henday Drive and Queen Elizabeth II Highway.

Please contact one of our leasing agents for further information.

## Dan Walsh

Associate Broker, Industrial  
+1 780 969 3005  
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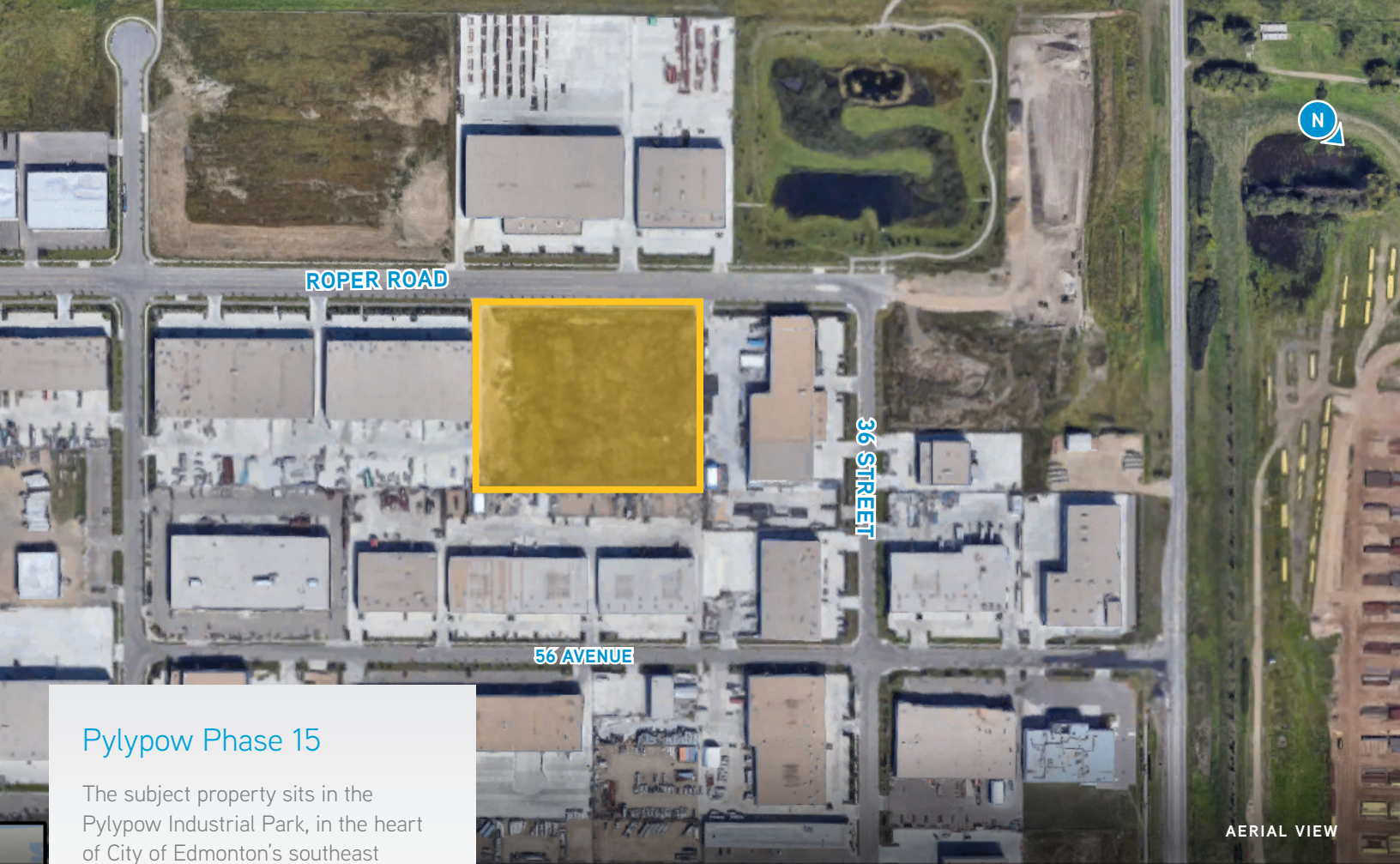
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**Colliers Macaulay Nicolls Inc.**

2210 Manulife Place, 10180 - 101 Street  
Edmonton, AB | T5J 3S4  
P: +1 780 420 1585  
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## Pylypow Phase 15

The subject property sits in the Pylypow Industrial Park, in the heart of City of Edmonton's southeast industrial corridor.

The Park neighbors Roper Industrial to the west and Southeast Industrial to the east. Pylypow Industrial sees high volumes of traffic due to being nestled in the middle of major arterial roads such as Whitemud Drive, Sherwood Park Freeway, 75 Street, and Roper Road. The subject is approximately 10 minutes drive to Anthony Henday Drive, providing a quick and efficient connection to all parts of the city.

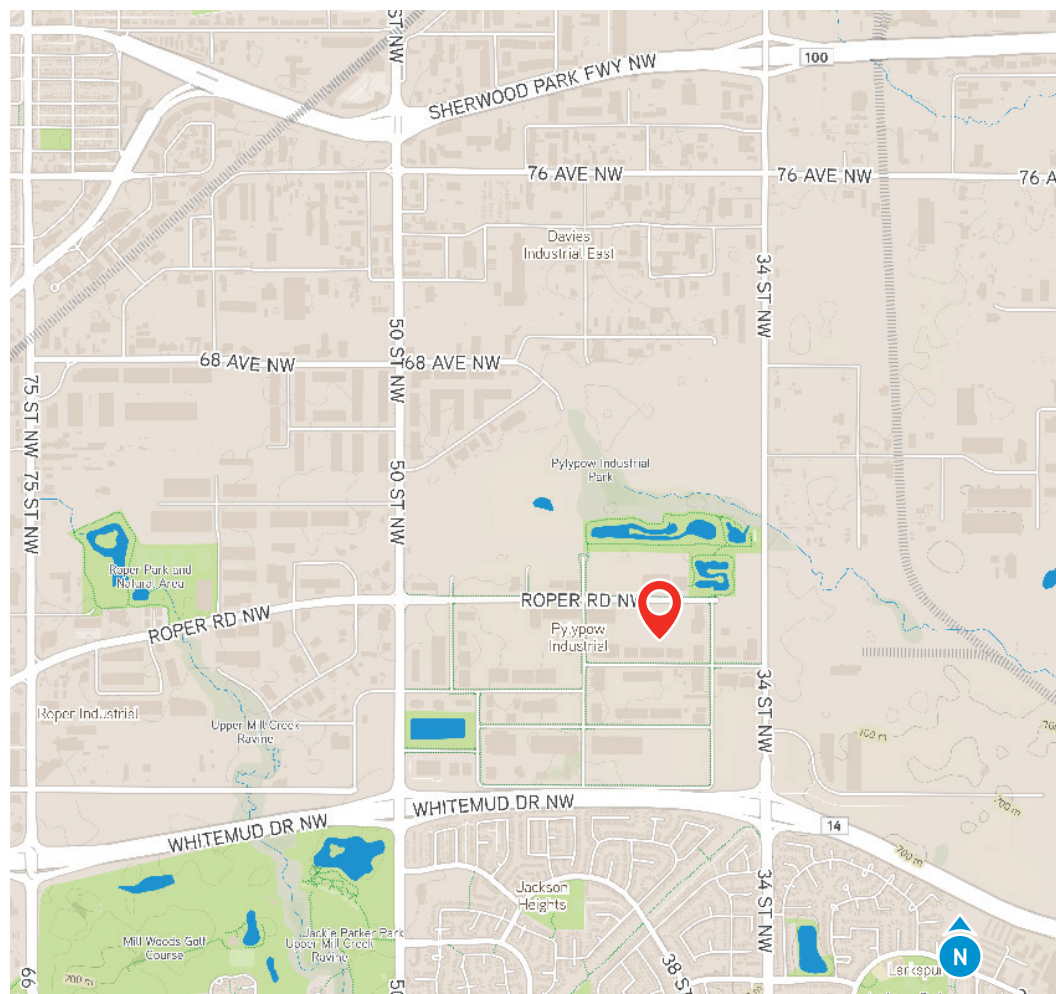
## Distance To

**Edmonton International Airport**  
| 26 Minutes

**Sherwood Park** | 15 Minutes

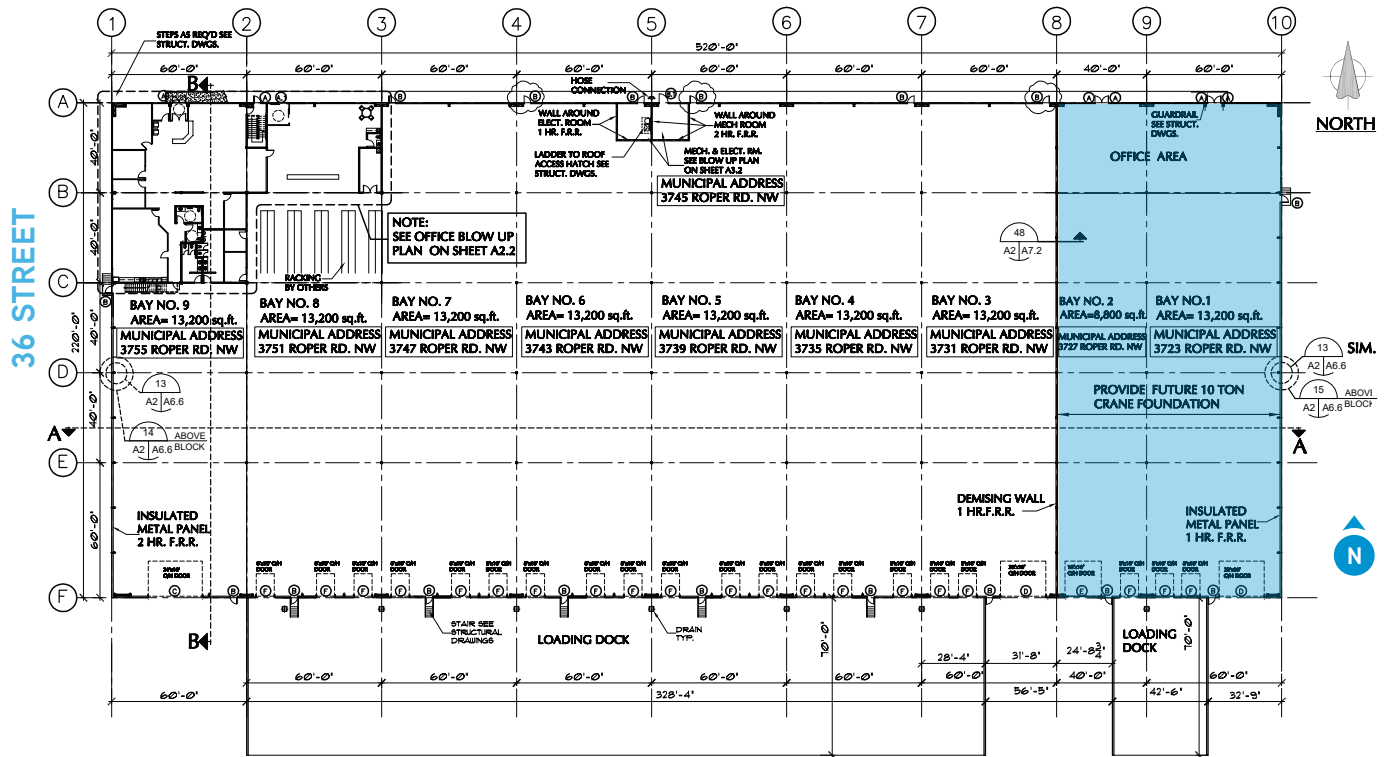
**Whitemud Freeway** | 4 Minutes

**Yellowhead Trail** | 21 Minutes





## ROPER ROAD



## Specifications

Legal Description	Plan 1220801; Block 25, Lot 12	Municipal Address	3745 Roper Road, Edmonton, Alberta
Site Size	3723 Roper Road Office: 2,400 SF Warehouse: 10,800 SF Total: 13,200 SF	Power	3723 Roper Road 400 Amp 600/347 Volt c/w 120/208 Volt Transformer (TBC by Tenant)
	3727 Roper Road Office: 1,600 SF Warehouse: 7,200 SF Total: 8,800 SF		3727 Roper Road 200 Amp 600/347 Volt c/w 120/208 Volt Transformer (TBC by Tenant)
	Contiguous: 22,000 SF		
Bay Dimensions	3723 Roper Road : 60' x 220' 3727 Roper Road : 40' x 220'	Cranes	10 ton crane ready
Zoning	IL - Light Industrial	Clear Height	Warehouse: 32'
Access	36 Street and Roper Road	Fire Protection	Sprinklers: Fire Pump with NFPA 13 ESFR Hazard (class 4 commodities to a maximum height of 31')
Loading	3723 Roper Road 1 - 20'x16' overhead grade door 2 - 8'x10' Dock complete with hydraulic levelers (35,000 Lb Capacity)	Construction Type	Structural Steel and 8' base pre-cast exterior wall with architectural cladding to ceiling
	3727 Roper Road 1 - 16'x16' overhead grade door, 1 - 8'x10' Dock complete with hydraulic levelers (35,000 Lb Capacity)	HVAC	Office: Roof top mounted heating/air-conditioning unit Warehouse: Infrared tube heaters
		Lease Rate	Office/warehouse: \$10.00 SF - \$12.00 SF (up to 20% turn key office build out to be included with all lease rates)
Lighting	Warehouse: LED High Bay Office: T-8	Operating Costs	TBD
		Available	Immediately



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