

Office / Warehouse

Located in Roper Industrial Centre

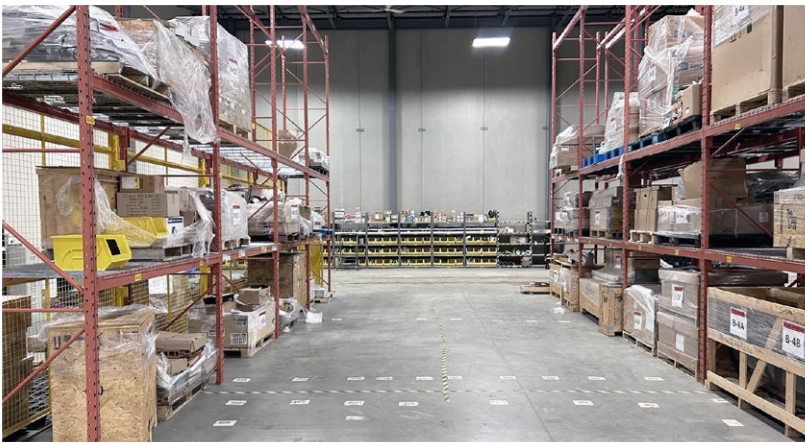
5759 - 67th Street
Edmonton, Alberta
www.cbre.ca

17,235 SF Available



Office / Warehouse in Roper Industrial Centre

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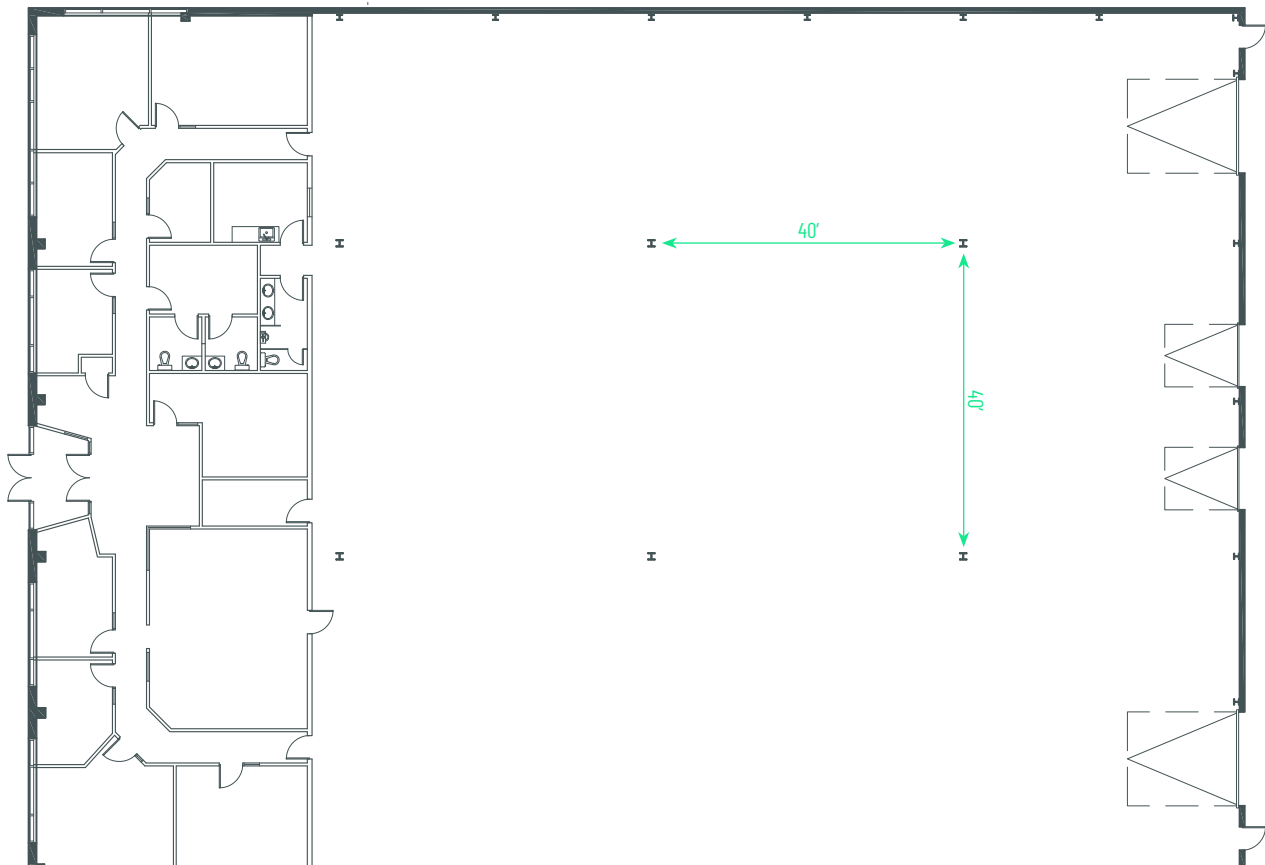
Great location in Roper Industrial Park with easy access to Roper Road, 50th Street, 75th Street, and Whitemud Drive. This functional end-bay unit includes attractive office space with ample windows and both dock and grade loading.

For Lease

Legal Address	Plan 9826066; Block 5; Lot 18	
Zoning	IM - Medium Industrial	
Year Built	2005	
Available Area	Office	3,983 sq. ft.
	Warehouse	13,252 sq. ft.
	Total	17,235 sq. ft.
Dock Loading	(2) 8' x 10' with levelers	
Grade Loading	(2) 12' x 16'	
Construction	Steel frame & concrete	
Column Spacing	40' x 40'	
Ceiling Height	28' clear	
Power	200 amp, 600 volt <i>*To be confirmed</i>	

Heating	Overhead gas fired unit heaters
Downdraft Fans	Yes
Lighting	T5HO
Sprinklers	Yes
Parking	Surface
Sumps	2-stage with trench drain
Op Costs (2026 Est.)	\$8.28 per sq. ft. / annum
Lease Rate	Starting at \$9.00 per sq. ft. / annum
Available	Immediately

Floorplan



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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