

FOR LEASE

ROPER INDUSTRIAL

6203 ROPER ROAD

Edmonton, AB T6B 3G6



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CBRE



PROPERTY OVERVIEW

- + Direct exposure along Roper Road
- + Dock and grade loading
- + Ample parking



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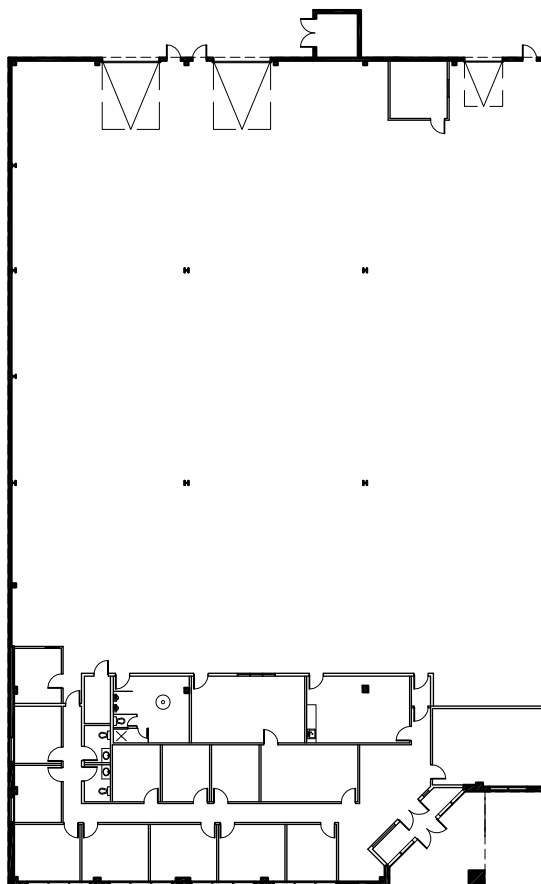
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PROPERTY DETAILS

Legal Description	Plan 9826066; Block 5; Lot 15
Zoning	IB - Business Industrial
Year Built	1998
Total Square Footage	Office 4,688 sq. ft. Warehouse 14,963 sq. ft. <hr/> TOTAL 19,631 sq. ft.
Dock-High Loading	(1) 8' x 8'
Grade-Level Loading	(2) 12' x 16'
Ceiling Height	26' clear
Power	225 amp, 600 volt * to be confirmed by tenant
Heating	Forced air gas fired units
Lighting	Metal halide
Sumps	Yes
Taxes (2017)	\$3.12 per sq. ft. / annum
Operating Cost (2017)	\$2.89 per sq. ft. / annum (includes HVAC maintenance & repair)
Lease Rate	\$10.00 per sq. ft. / annum
Available	Immediately



*(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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