

**FOR LEASE**

**NAI Commercial**

**ROPER RIDGE OFFICE/WAREHOUSE**



**5621 - 70 STREET | EDMONTON, AB | DOCK/GRADE LOADING**

**PROPERTY HIGHLIGHTS**

- 13,047 sq.ft.± office and warehouse
- High quality office space with 12 individual offices, open cubicle space, and a break room
- Warehouse is equipped with a 2 tonne crane and two loading doors
- 12' x 14' ramp to grade door
- 8' x 10' dock door
- Air Make Up - 5,000 CFM

**RYAN BROWN**

Partner  
587 635 2486  
rbrown@naiedmonton.com

**DAVID SABO**

Senior Associate  
587 635 2482  
dsabo@naiedmonton.com

**CHAD GRIFFITHS**

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com

**DREW JOSLIN**

Associate  
780 540 9100  
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

SIZE AVAILABLE	5,055 sq.ft.± - Office 7,992 sq.ft.± - Warehouse 13,047 sq.ft.± - Total
LEGAL DESCRIPTION	Plan 0721485, Block 9, Lot 15
ZONING	BE (Business Employment)
AVAILABLE	Immediately
YEAR BUILT	2008
SPRINKLERED	Yes
CEILING HEIGHT	28' clear
HEATING	OH units in warehouse, RTU in office
POWER	400 Amp 600 Volt 3 Phase Power TBC by Tenant
LOADING	12 x 14' - Grade OH Door 8' x 10' - Dock Door w/ leveler
DRAINAGE	Floor drain
LEASE TERM	3 - 10 years
LEASE RATE	\$10.50/sq.ft./annum net
OPERATING COSTS	\$5.32/sq.ft./annum (2025 estimate) includes common area maintenance, building insurance, property taxes, plus management fee





