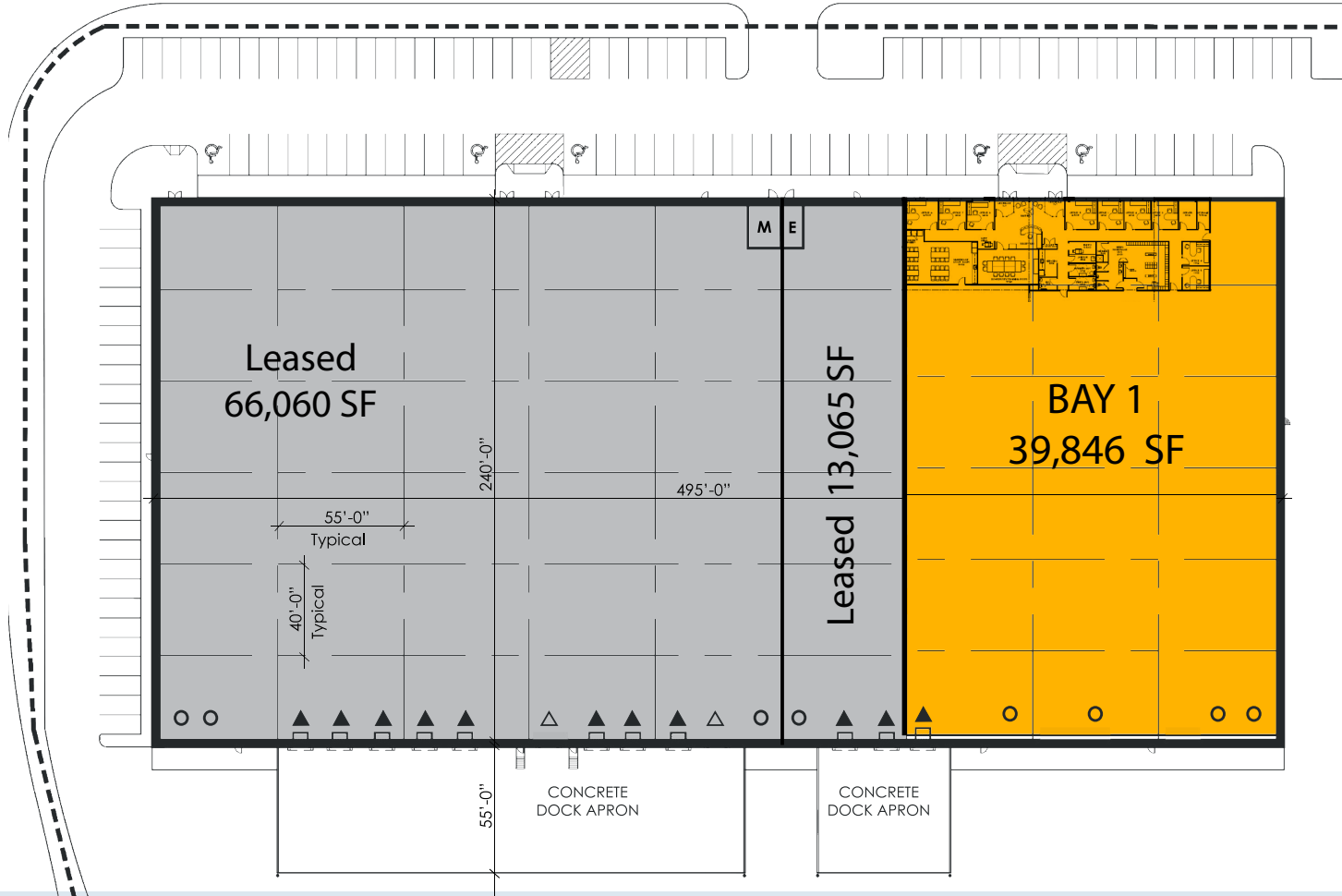


Building 4

6404 - 6406 Roper Road NW, Edmonton, Alberta

Site Legend

- ▶ Dock door
- ▶ Future dock door
- Drive-in door



BAY 1

TOTAL SF

39,846

DOCKS

1

DRIVE-INS

4

OFFICE SF

5,310

PARKING SPACES

34

AVAILABLE

Nov 1, 2026

Opportunity for earlier availability

Cityview Business Park

Building Specifications

DC2 Zoning

Clear Height - 28'

ESFR Sprinklers

Total Building Size - 118,971 SF

6" concrete floor slab with steel fibre

Power - 150A, 347/600V, 3 phase

Typical Column Grid - 55' x 40'

Load Floor on Slab - 7,500 lbs.

T5H0 & LED Lighting

Loading Doors - 1 dock, 4 drive-in

1 MAU (18,000 CFM)

Additional Rent - \$6.40 PSF (exclusive of Mgmt. Fee)

Building Depth - 240'

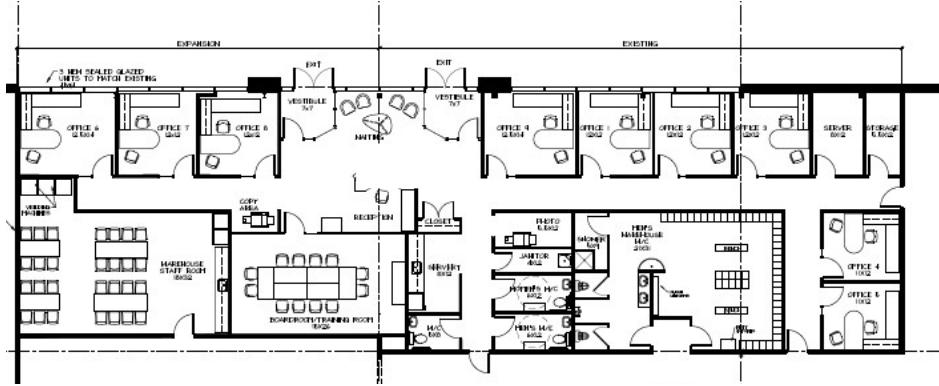
Car Parking Stalls - 34

Market Lease Rate

Building 4 - Bay 1

6404 - 6406 Roper Road NW, Edmonton, Alberta

Office buildout



For more information

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