

City of Edmonton ROPER INDUSTRIAL



Roper Industrial can be accessed from Whitemud Drive, which runs along its southern border, and 75 Street and 50 Street, two major arterial roadways that run along the west and east borders. The area is within minutes of major transportation routes, Anthony Henday Drive and Sherwood Park Freeway.

Roper Industrial is zoned for medium and business industrial. Existing uses in the area are primarily manufacturing, construction, and wholesalers. Other uses include warehousing, business support services, and professional, scientific & technical services. There are a high number of storage facilities along 51 Avenue.

The Roper area has four business parks:

- **City View Business Park:** Located in a central area with a mix of uses and tenants, buildings are designed with flexibility to accommodate a variety of tenants.
- **50th Street Business Park:** Contains eight large warehouse buildings with docks and grade loading.
- **Roper Ridge Business Park:** Contains an industrial/office complex, anchored by the Canadian Federal Government.
- **South Central Business Park:** Close to Roper's northern boundary, it is being constructed in two phases and will eventually have seven light and medium industrial buildings.

Location of Roper Industrial



Servicing

Roper Industrial is a fully serviced neighbourhood with drainage, gas, power, telephone, and water lines. In a few areas, utilities are limited to those properties west of, or adjacent to, 75 Street. In this area, gas, power, and telephone facilities are present, but limited. No problems are foreseen in extending these systems when development warrants expansion. However, before sanitary sewers can be extended to this area, major trunks and tunnels must be constructed.

A number of pipelines cross through the Roper Industrial area. The pipelines converge where Mill Creek crosses the present 51 Avenue. There are two smaller rights-of-way, which run north-south between 50 Street and 75 Street, carrying natural gas.

Transportation

Roper Industrial has excellent access to Whitemud Drive from the south via 50 Street and 75 Street.

Most of the collector and arterial roadways in the area have been developed to urban cross-section standard with curbs and gutters, with sidewalks on one side of the road. 51 Avenue is a rural standard gravel road with ditches on the side.

The area is serviced by CN Rail that runs along the neighborhood's northern border.

The future LRT Operations and Management Facility will be constructed east of 75 Street and south of 51 Avenue.

The area is serviced with transit along 50 Street, 75 Street, and Roper Road, with a total of six routes.

Prominent Businesses

- Ledcor Management
- Studon Electric & Controls
- Mobile Augers & Research
- CCI Thermal Technologies
- First Truck CTR Edmonton
- Agat Laboratories
- Fire Protection SVC

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	22
IB (Business Industrial).....	2
IL (Light Industrial).....	0
IM (Medium Industrial).....	11
IH (Heavy Industrial).....	1
Total	36

Distance to Major Features

Anthony Henday Drive.....	8 km
Yellowhead Trail	12 km
Sherwood Park Freeway	5 km
Whitemud Drive	2 km
CP Rail Intermodal Terminal.....	8 km
Edmonton International Airport.....	30 km
Closest LRT Station (Southgate).....	9 km
Closest ETS Terminal (Millgate)	4 km

Location of Edmonton, Alberta, Canada



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Additional Industrial Development Information

Edmonton Industrial Development
 • http://www.edmonton.ca/business_economy/industrial-development.aspx

Land for Sale
 • <http://www.edmontonindustrialland.ca>

Edmonton Land Use Zoning
 • http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx



Roper Industrial



Legend

- A** Zoning
- Railway
- Neighbourhood Boundary
- Zoning Boundary
- Title Parcels
- River Valley and Ravine System
- Hydrography

Maple Ridge Adjacent Neighbourhood

Strathcona Adjacent Municipality

