

LOTS 4, 5, 6, 7, 8 & 9 IN LEDUC BUSINESS PARK

LOCATED AT 74 AVENUE AND 33 STREET



NOW AVAILABLE

PROPERTY HIGHLIGHTS

CLASS A PROPERTY GROUP INC.

LOCATION:

LOTS 4, 5, 6, 7, 8 & 9 LOCATED IN
LEDUC BUSINESS PARK, LEDUC, ALBERTA
74TH AVENUE AND 33RD STREET

FOR SALE/FOR LEASE

- STAND ALONE BUILDINGS WITH YARD
- TURN KEY INSULATED CONCRETE TILT UP BUILDINGS
- 6 LOTS RANGING FROM 1.24 TO 2.03 ACRES (+/-)
- ZONING – M2 (MEDIUM INDUSTRIAL)
- FENCED AND GRAVELED
- CRANE READY
- DESIGN BUILD OPTIONS AVAILABLE
- DRIVE-THRU BAYS

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

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#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

PROPERTY INFORMATION

LOTS & BUILDING SIZES:

3311-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 4**) 1.24 Acres, 13,600 Sq.Ft warehouse including a 1,600 Sq.Ft Office build-out (+/-)

3309-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 5**) 2.03 Acres, Design build available

3307-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 6**) 2.03 Acres, 19,890 Sq.Ft warehouse including a 1,600 Sq.Ft Office build-out (+/-)

3305-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 7**) 2.03 Acres, 19,890 Sq.Ft warehouse including a 1,600 Sq.Ft Office build-out (+/-)

3303-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 8**) 2.03 Acres, Design build available

3301-74 AVENUE, LEDUC, AB
(Plan 1423864, **Block 18, Lot 9**) 1.24 Acres, Design build available

PRICES:

Lot 4 \$4,012,000

Lot 6 \$5,867,550

Lot 7 \$5,867,550

LOADING:

Four 14' x 16' Grade Doors

Power: 3 Phase - 400AMP 600 Volt

Ceiling Height: 24'

ADDITIONAL DETAILS:

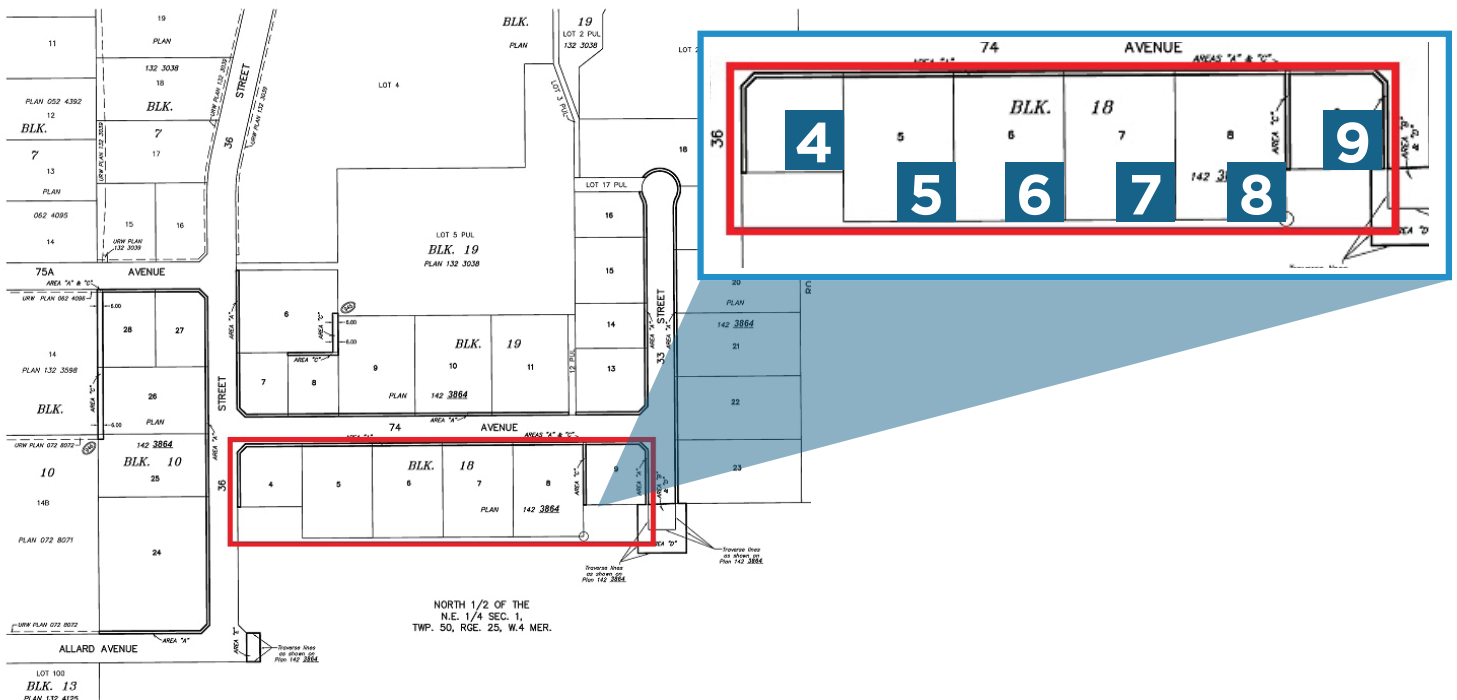
Zoning: M2 (Medium Industrial)

Purchase Price: \$295/Sq.Ft

Lease Rate: Market

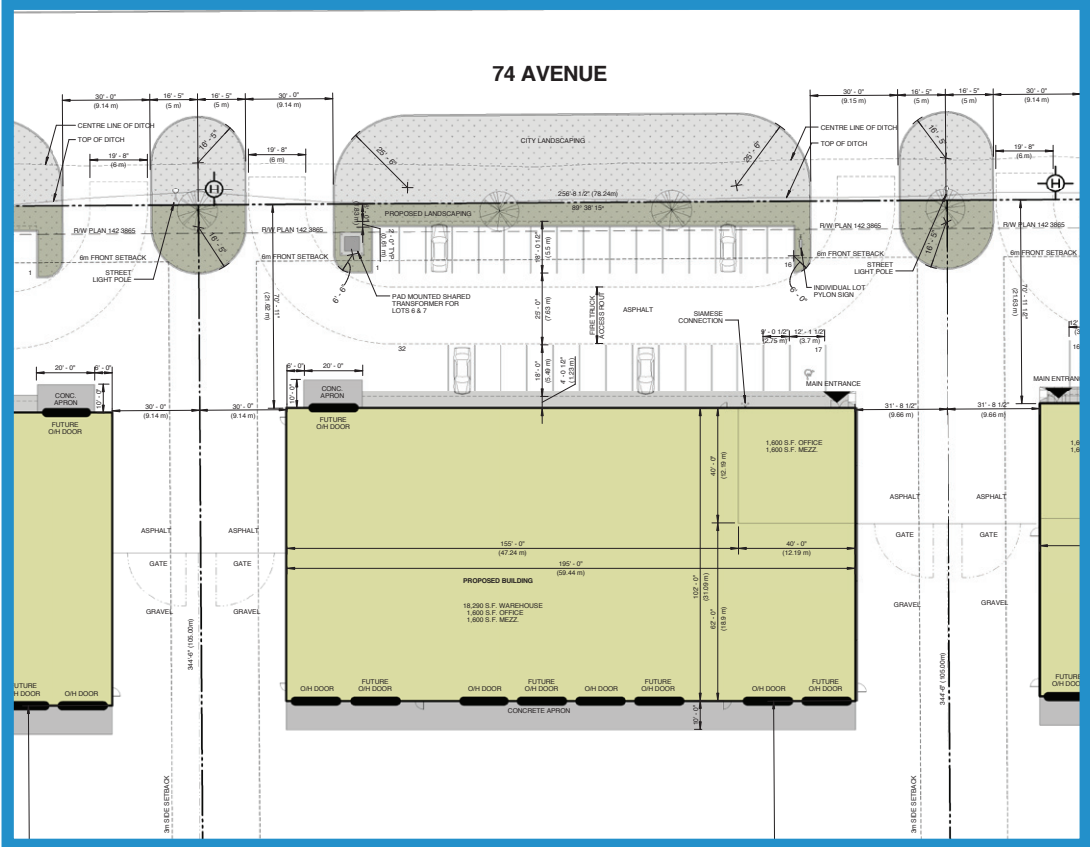
Possession: Immediate

- Insulated Concrete Tilt-up
- Crane Ready 10 tonne
- High Efficiency Building
- Stand Alone buildings with compacted yards



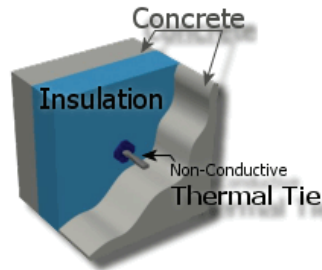
BLOCK 18, LOT 7 - 3305-74 AVE, LEDUC, AB

LOT OVERVIEWS BLOCK 18 LOTS 4, 6 & 7



Energy Efficiency

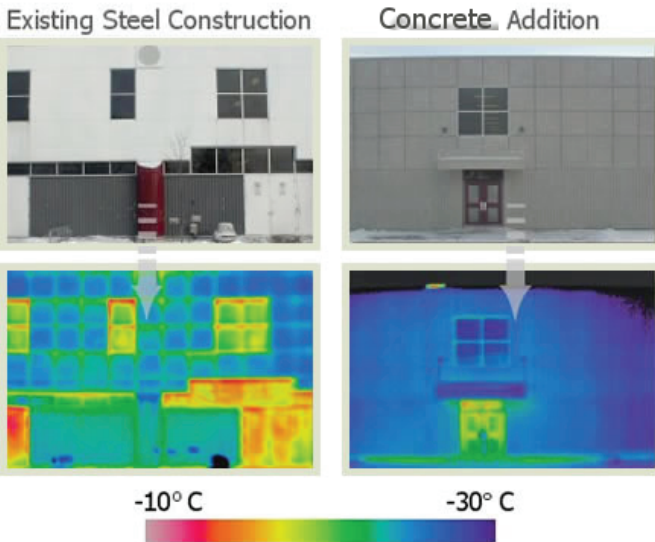
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).



Tilt-up is a much tighter building system than traditional methods; an R16 Tilt-Up panel system will perform as well as or better than an R32 low mass construction system. The contributing factors are non-conductive thermal bridging, 3" thick insulation and the thermal mass of the concrete. Tilt-Up concrete buildings offer an overall energy and life cycle performance that is typically 20% to 60% more efficient than non-tilt-up buildings.

Thermal Efficiency Comparison

The illustration below shows a winter heat loss comparison between the existing building and recent tilt-up addition. Red and yellow indicate heat loss and air movement.



Industrial

In an industrial building, tenants really appreciate the column-free perimeter of a load bearing tilt-up structure. They can layout their racking without interruption around the perimeter of the structure as there is no loss or impedance caused by traditional structural column framing.

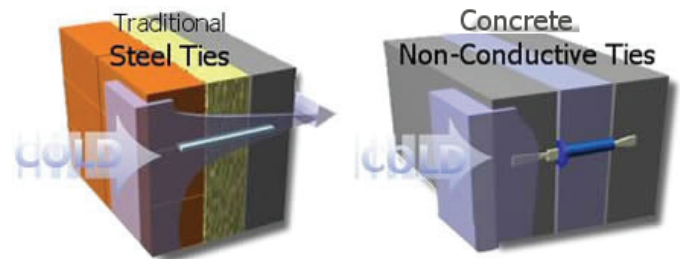
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-cladded façade. Not only are the contents protected, but the owner protects his investment in the structure itself and realizes insurance benefits too. When we add an insulation core to the reinforced panels, the thermal storage capacity of the walls will assist in maintaining the interior temperature should there be a power failure. This added benefit provides the lowest operating costs among all wall assemblies.

Energy efficiency - The natural heat sink properties of concrete reduce energy costs. Tilt-up buildings offer an overall energy and life cycle performance that is typically 20-60 percent more efficient.

Safety, security and durability - Vandalism and maintenance are minimized while security is increased.

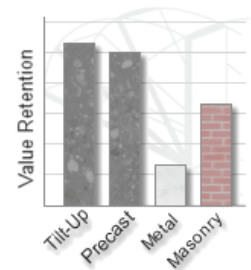
Non-Conductive Thermal Ties

Traditional steel ties allow heat to be transmitted through the wall, and result in elevated energy costs. Concrete non-conductive thermal ties do not transmit this energy through the wall.



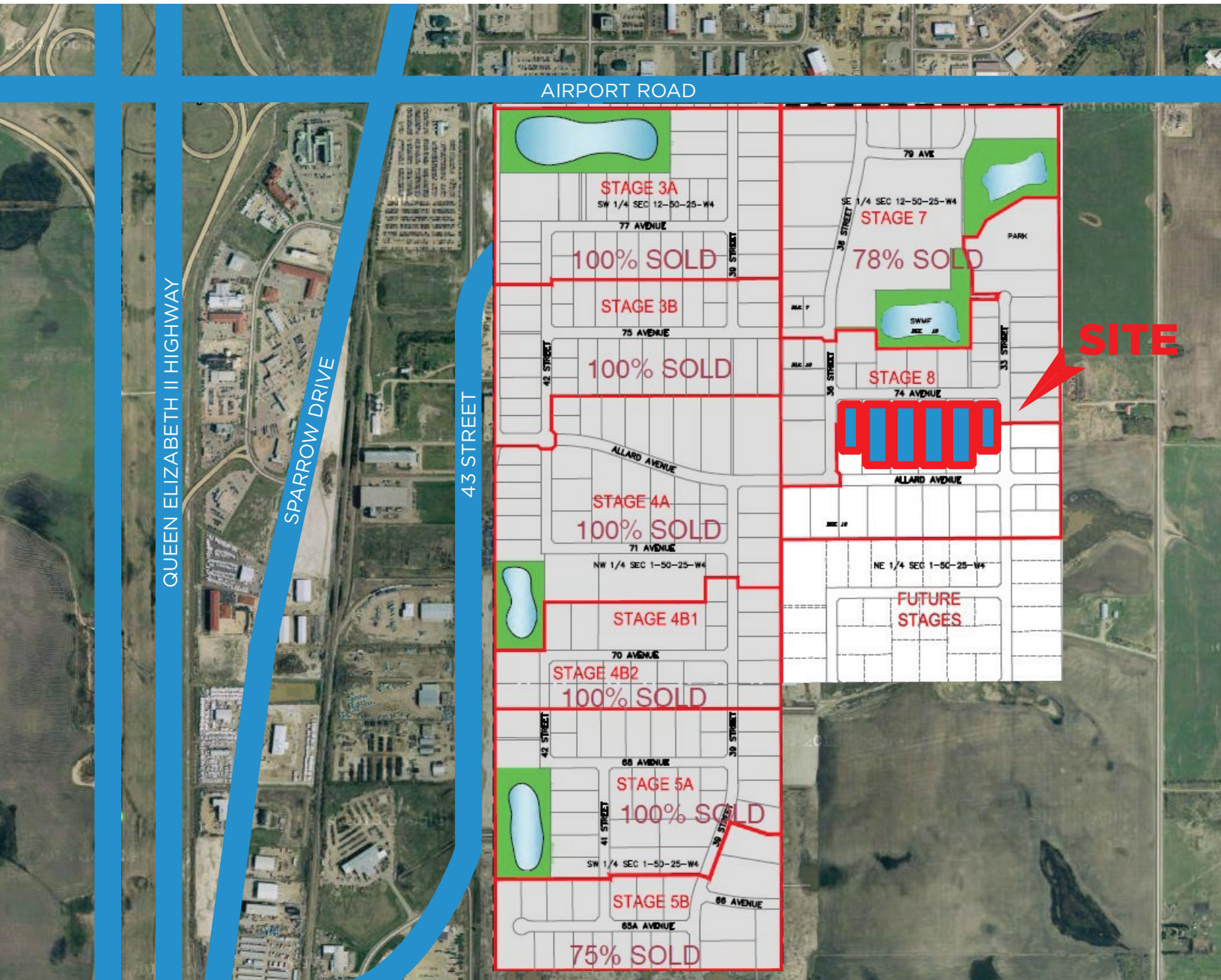
Long-Term Value

Concrete is a long-lasting construction material, which avoids maintenance problems typically associated with traditional construction systems. This means that concrete tilt-up buildings retain more value compared to other construction technologies.



- PROMINENT SERVICE INDUSTRY FOR FORT MCMURRAY
- LOCATED 34 KMS FROM EDMONTON

- LOCATION HAS SOME OF THE FASTEST GROWING DEMAND FOR INDUSTRIAL SPACE
- MINUTES FROM EDMONTON INTERNATIONAL AIRPORT



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