



PROPERTY HIGHLIGHTS

CLASS A PROPERTY GROUP INC.

LOCATION:

LOT 44 IN LEDUC BUSINESS PARK
3905-65 AVENUE, LEDUC, AB

FOR SALE/FOR LEASE

- STAND ALONE BUILDING WITH YARD
- TURN-KEY CONCRETE TILT UP BUILDING
- 1.33 ACRE LOT (+/-)
- ZONING – IL (LIGHT INDUSTRIAL)
- FENCED AND GRAVELED
- CRANE READY
- IMMEDIATE POSSESSION

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 3905-65 Avenue

LEGAL: Plan 1323049, Block 12, Lot 44

ZONING: Light Industrial (IL)

LOT SIZE: 1.33 Acres (+/-)

BUILDING SIZE: 10,000 Sq.Ft warehouse (+/-) including a 1,684 Sq.Ft Office build-out

LOADING: Four 14' x 16' grade doors

PURCHASE PRICE: \$2,931,120

LEASE RATE: Market

ADDITIONAL DETAILS:

- High efficiency building, 24' ceiling height, large windows, radiant heat, 3 phase 400AMP 600 Volt
- Leduc Business Park - modern, quality industrial park
- Excellent access high load corridor routes, including Highway 19, Highway 624 and other major transportation route such as the QE II Highway
- Location has some of the fastest growing demand for industrial space
- Minutes from Edmonton international airport
- Prominent service industry for Fort McMurray
- Located 34 Kms from Edmonton

MORE INFORMATION

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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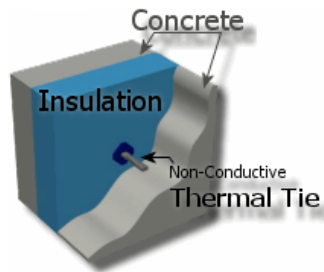
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Energy Efficiency

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).

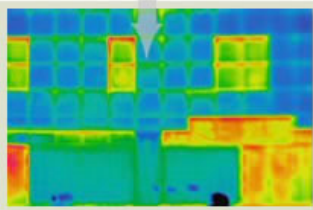


Tilt-up is a much tighter building system than traditional methods; an R16 Tilt-Up panel system will perform as well as or better than an R32 low mass construction system. The contributing factors are non-conductive thermal bridging, 3" thick insulation and the thermal mass of the concrete. Tilt-Up concrete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

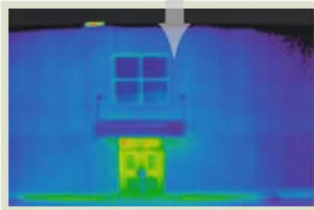
Thermal Efficiency Comparison

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.

Existing Steel Construction



Concrete Addition



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.

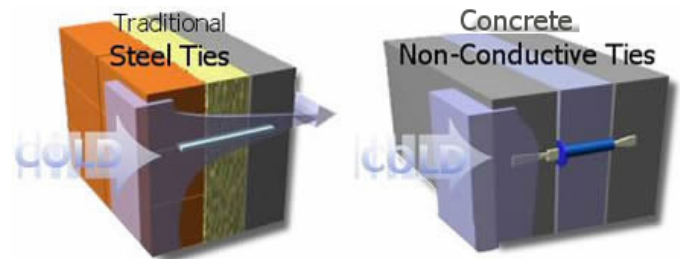
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-clad façade. Not only are the contents protected, but the owner protects his investment in the structure itself 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.

