

**DRIVE-THROUGH  
WASH BAY**



## PROPERTY HIGHLIGHTS

### LOT 4

LEDUC BUSINESS PARK  
3311 - 74 AVENUE, LEDUC, AB

**FOR LEASE**

- Stand-alone building with yard
- Turn-key insulated concrete tilt up buildings
- Fenced and graveled
- Dock loading options available
- Flexible drive-thru wash bay options
- Food grade quality
- High efficiency

**780.488.0888**

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#1200, 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

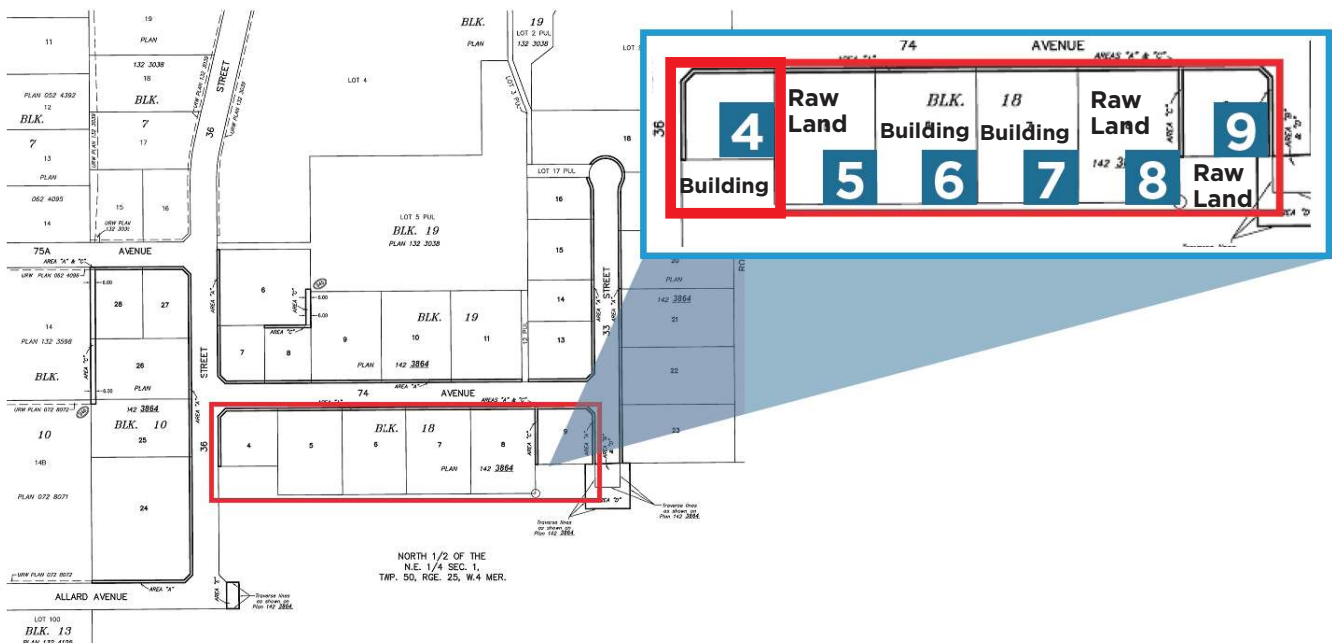
# FOR LEASE

## PROPERTY INFORMATION

**ADDRESS:** 3311-74 Avenue, Leduc, AB  
**LEGAL:** Plan 1423864, Block 18, Lot 4  
**SIZE:** 13,600 Sq.Ft (+/-) on 1.24 Acres includes a 1,600 Sq.Ft. office build-out  
**LOADING:** Five 14' x 16' Grade Doors  
**POWER:** 3 Phase 400 AMP 600 Volt  
**HEIGHT:** 24'  
**ZONING:** M2 (Medium Industrial)  
**LEASE RATE:** \$14.50/Sq.Ft.  
**OP. COSTS:** \$3.60/Sq.Ft. (2019)  
**POSSESSION:** Immediate

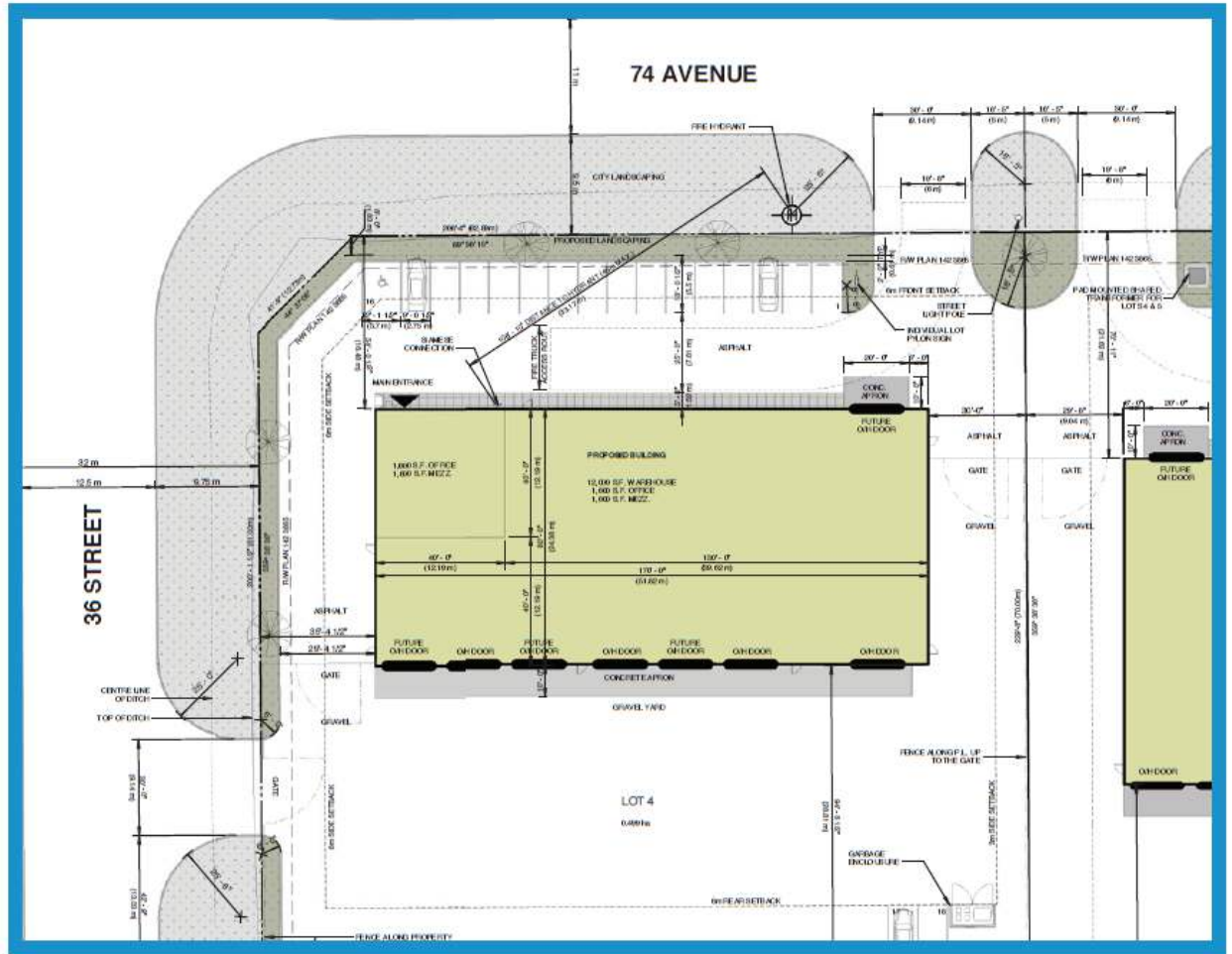
## ADDITIONAL INFORMATION

- Insulated concrete tilt-up
- Crane ready 10 tonne
- High efficiency building
- Stand-alone buildings with compacted yards
- Drive-through wash bay
- Access off both 74 Ave & 36 Street
- Storage mezzanine



# BLOCK 18, LOT 4 - 3311-74 AVE, LEDUC, AB

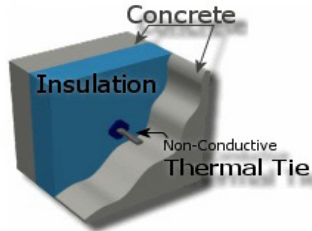
## LOT 4 BLOCK 18 OVERVIEWS



# FOR LEASE

## 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).



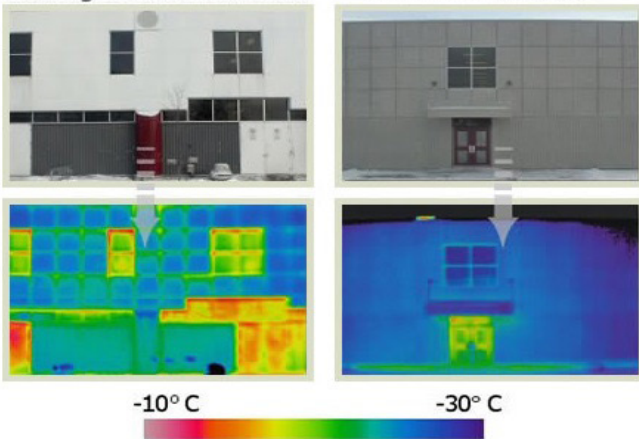
Tilt-up is a much tighter building system than traditional methods; an R16 Tilt-Up panel system will perform as well as or better than an R32 low mass construction system. The contributing factors are non-conductive thermal bridging, 3" thick insulation and the thermal mass of the concrete. Tilt-Up concrete 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.

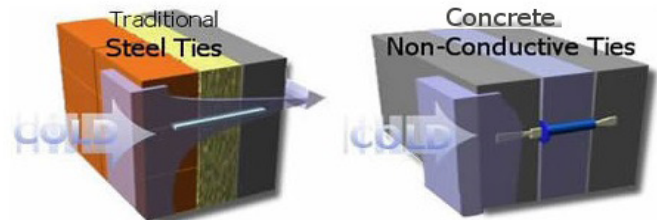
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFFS-cladded façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

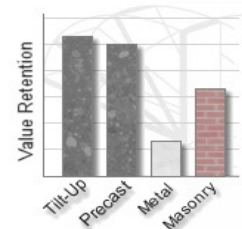
## Non-Conductive Thermal Ties

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.



## MORE INFORMATION

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