

FOR LEASE

19,890 Sq.Ft. (+/-)
on 2.03 Acres (+/-)



Property Highlights

- Includes customizable 1,600 Sq. Ft. main floor office
- Free standing building located in Leduc
- Close access to the Edmonton International Airport
- Fenced and graveled yard space
- Additional 3.27 acres of yard space available for sale or for lease adjacent to the property
- 10-ton crane ready
- Stand-alone building with yard

LEDUC BUSINESS PARK

3305/3307 - 74 Avenue, Leduc, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8
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www.lizotterealestate.com

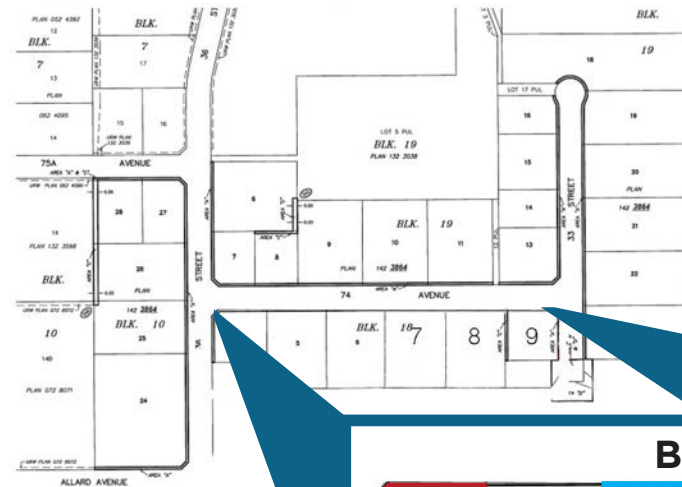
Unit# 3305

PROPERTY INFORMATION

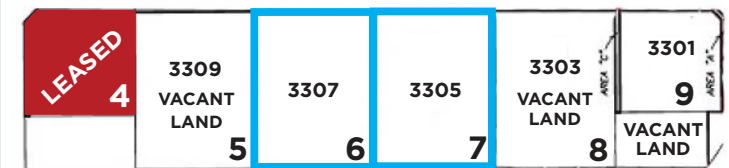
ADDRESS: 3305 - 74 Avenue, Leduc, AB
LEGAL: Plan 1423864, Block 18, Lot 7(3305)
SIZE: 19,890 Sq.Ft (+/-) on 2.03 Acres includes a 1,600 Sq.Ft. office build-out
LOADING: Five 14' x 16' Grade Doors
POWER: 3 Phase 400 AMP 600 Volt
HEIGHT: 24'
ZONING: M2 (Medium Industrial)
LEASE RATE: \$12.50/Sq.Ft.
OP. COSTS: \$3.60/Sq.Ft. (2019)
POSSESSION: Immediate

ADDITIONAL INFORMATION

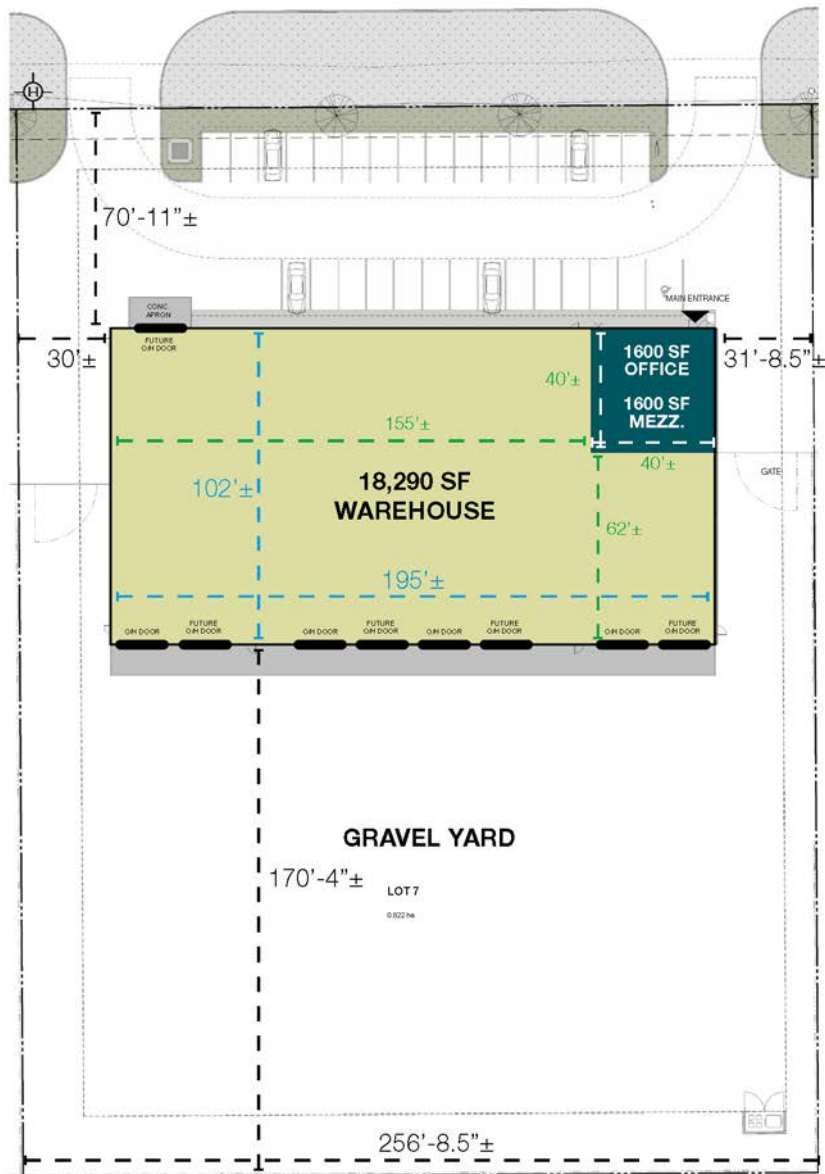
- Ability to customize 1,600 Sq.Ft. (+/-) main floor office
- Free standing building located in Leduc
- Close access to the Edmonton International Airport
- Fenced and graveled yard space
- Additional 3.27 acres of yard space available for sale or for lease adjacent to the property
- 10-ton crane ready



Block 18



74 AVENUE



Unit# 3305



FOR LEASE

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



Unit# 3307

PROPERTY INFORMATION

ADDRESS: 3307 - 74 Avenue, Leduc, AB

LEGAL: Plan 1423864, Block 18, Lot 6 (3307)

SIZE: 19,890 Sq.Ft (+/-) on 2.03 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)

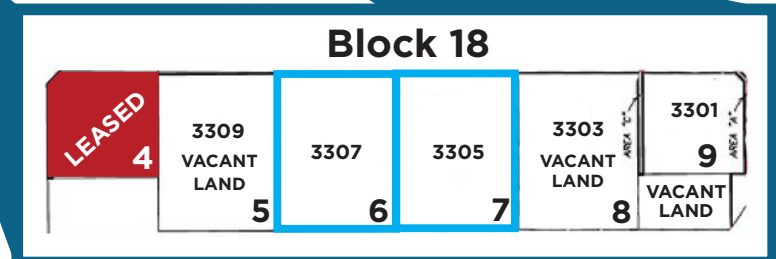
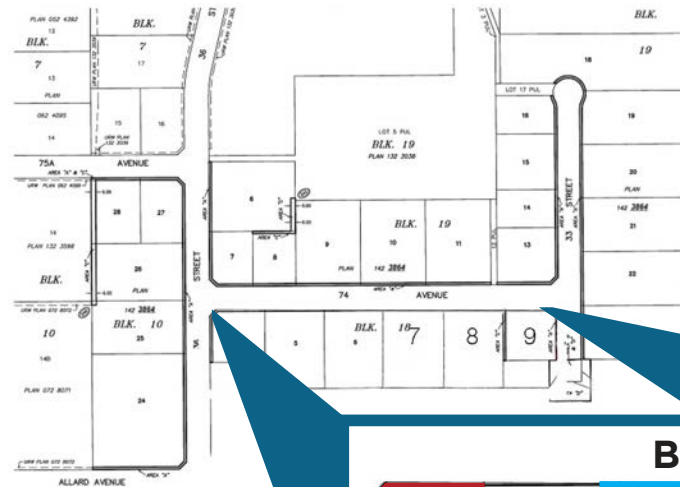
LEASE RATE: \$12.50/Sq.Ft.

OP. COSTS: \$3.60/Sq.Ft. (2019)

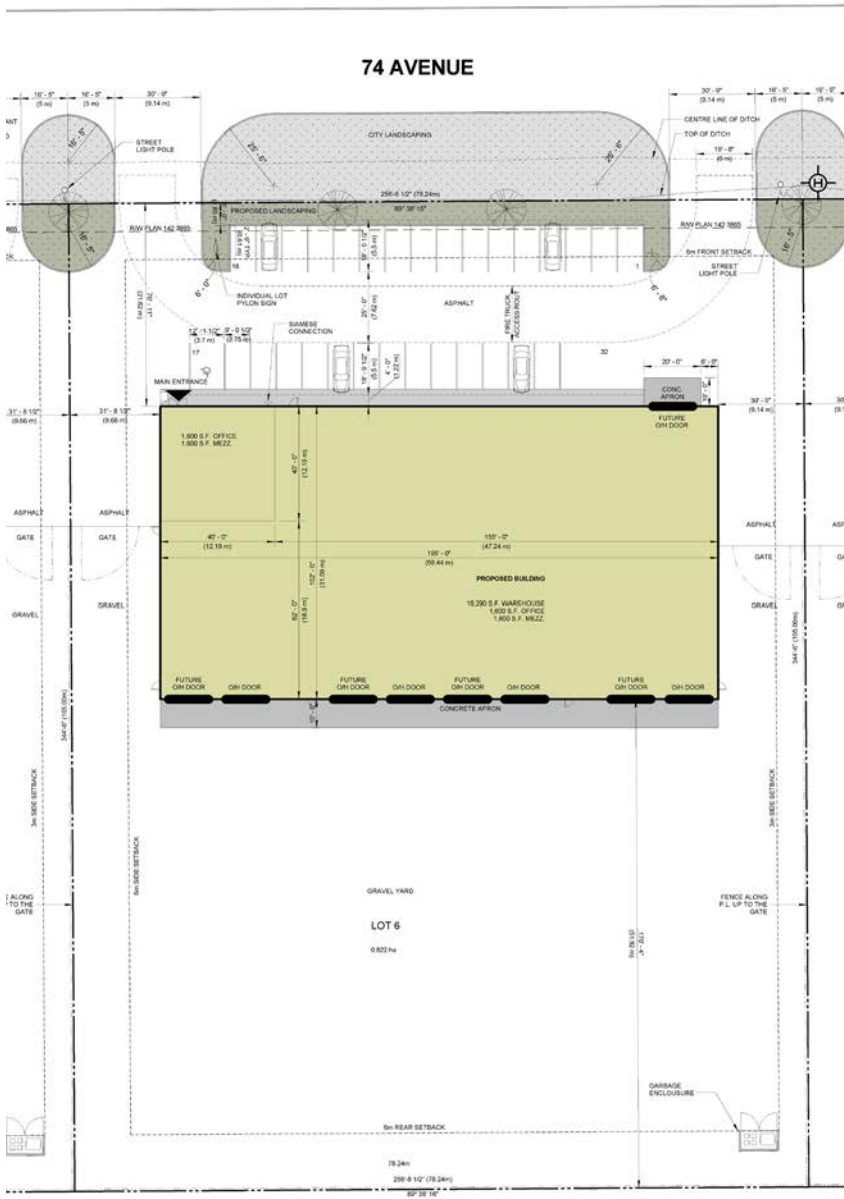
POSSESSION: Immediate

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



Unit# 3307



FOR LEASE

BLOCK 18, LOT 6 - 3307 - 74 AVENUE, LEDUC, AB



PROPERTY INFORMATION

LOT SIZES:

3309-74 AVENUE, LEDUC, AB

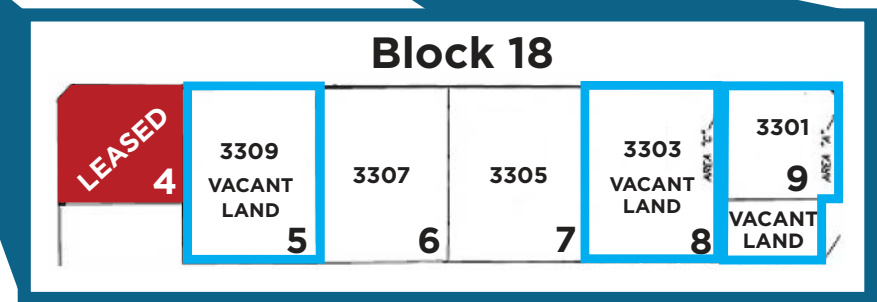
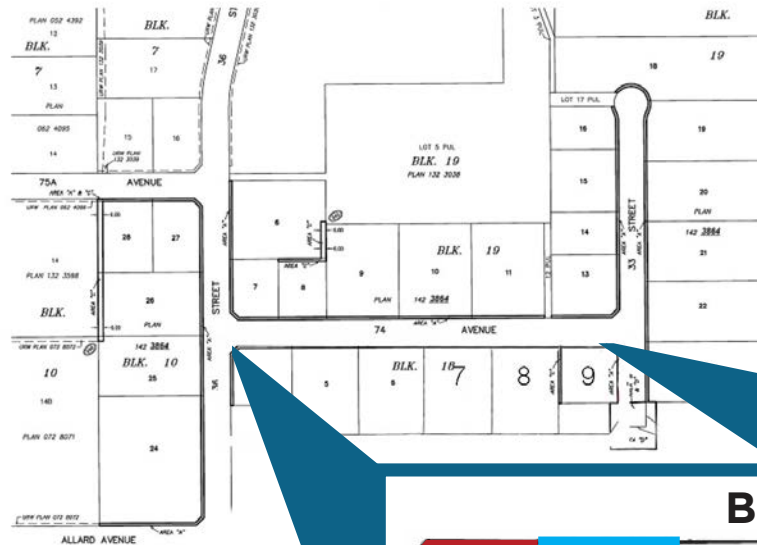
(Plan 1423864, **Block 18, Lot 5**) 2.03 Acres,
Design build available; Raw Land

3303-74 AVENUE, LEDUC, AB

(Plan 1423864, **Block 18, Lot 8**) 2.03 Acres,
Design build available; Raw Land

3301-74 AVENUE, LEDUC, AB

(Plan 1423864, **Block 18, Lot 9**) 1.24 Acres,
Design build available; Raw Land



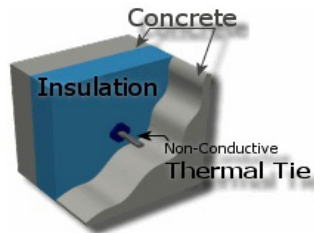
FOR LEASE



- Prominent service industry for Fort McMurray
- Located just 34 km from Edmonton
- Location has some of the fastest growing demand for industrial space
- Minutes from Edmonton International Airport (EIA)

Energy Efficiency

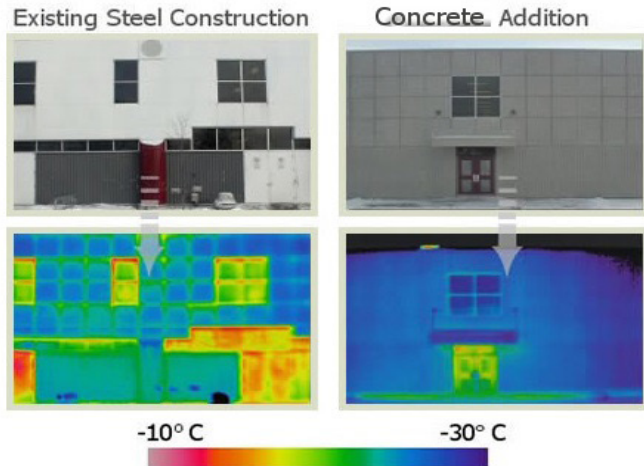
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).



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.

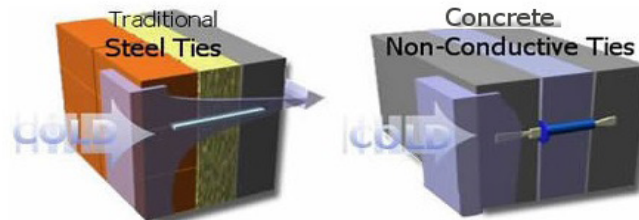
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-clad façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

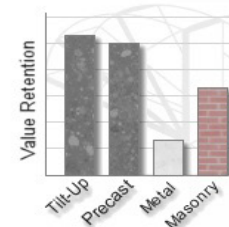
Non-Conductive Thermal Ties

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.



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