

FOR LEASE

9,936 Sq. Ft. (+/-)
on 1.33 Acres (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



3905 65A Avenue, Leduc, AB

FREESTANDING INDUSTRIAL BUILDING

Property Highlights

- Tilt-up Concrete Construction
- Bonus Mezzanine
- Graveled yard
- Fenced and Gated
- Landscaped frontage

Contact

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780.488.0888



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#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

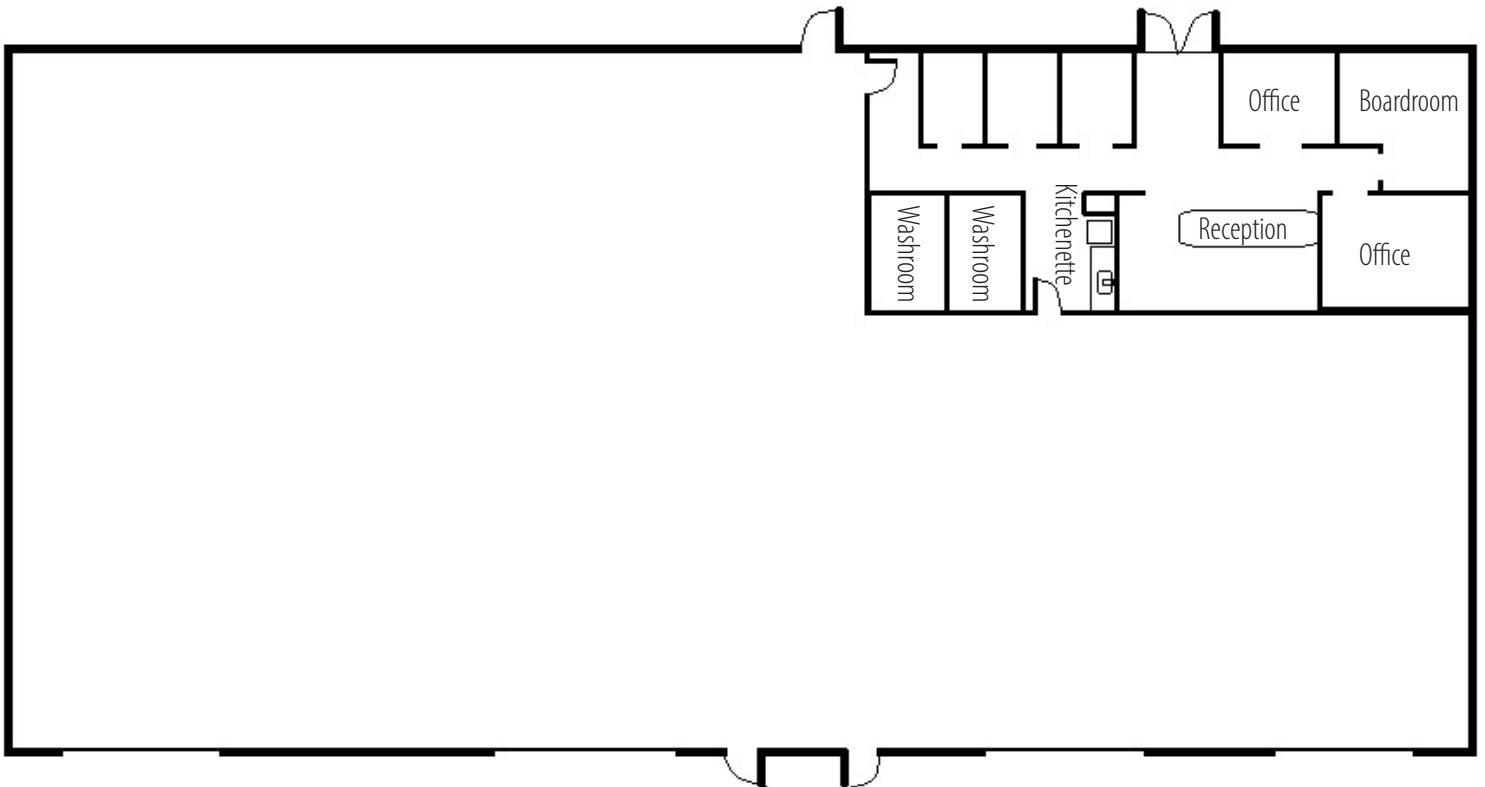


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Floor Plan



*Note: not to scale. For illustrative purposes only.

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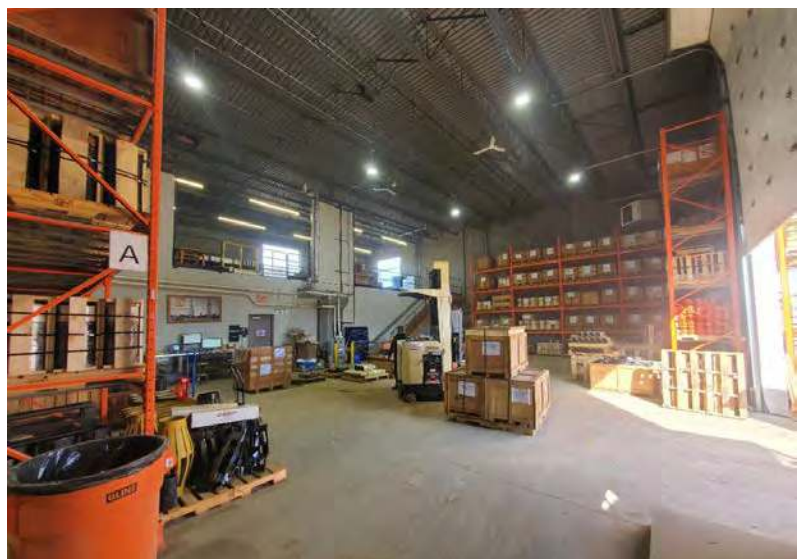


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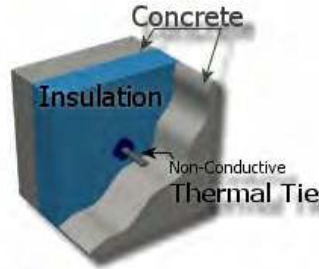
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FREESTANDING INDUSTRIAL BUILDING

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.

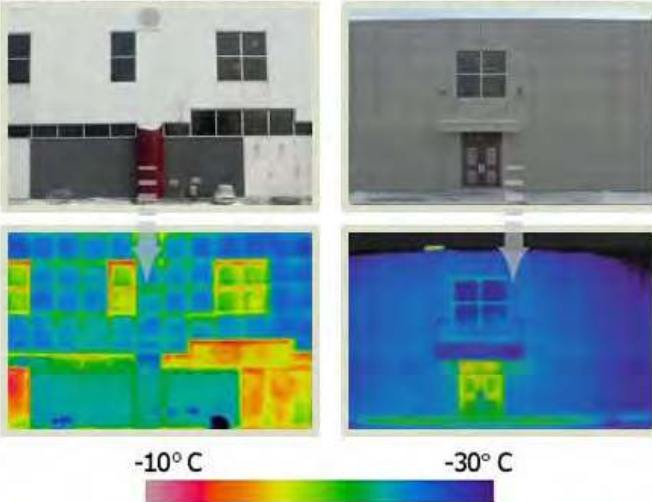


Thermal Efficiency Comparison

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.

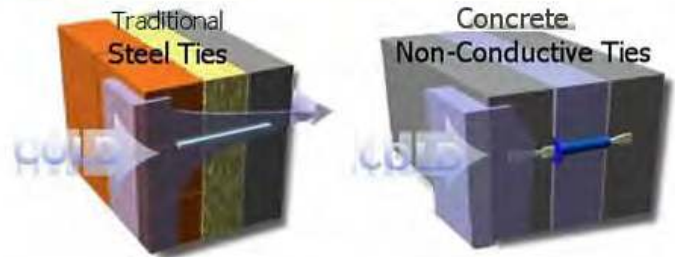
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-cladded façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

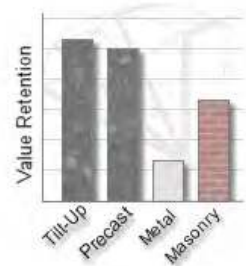
Non-Conductive Thermal Ties

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.



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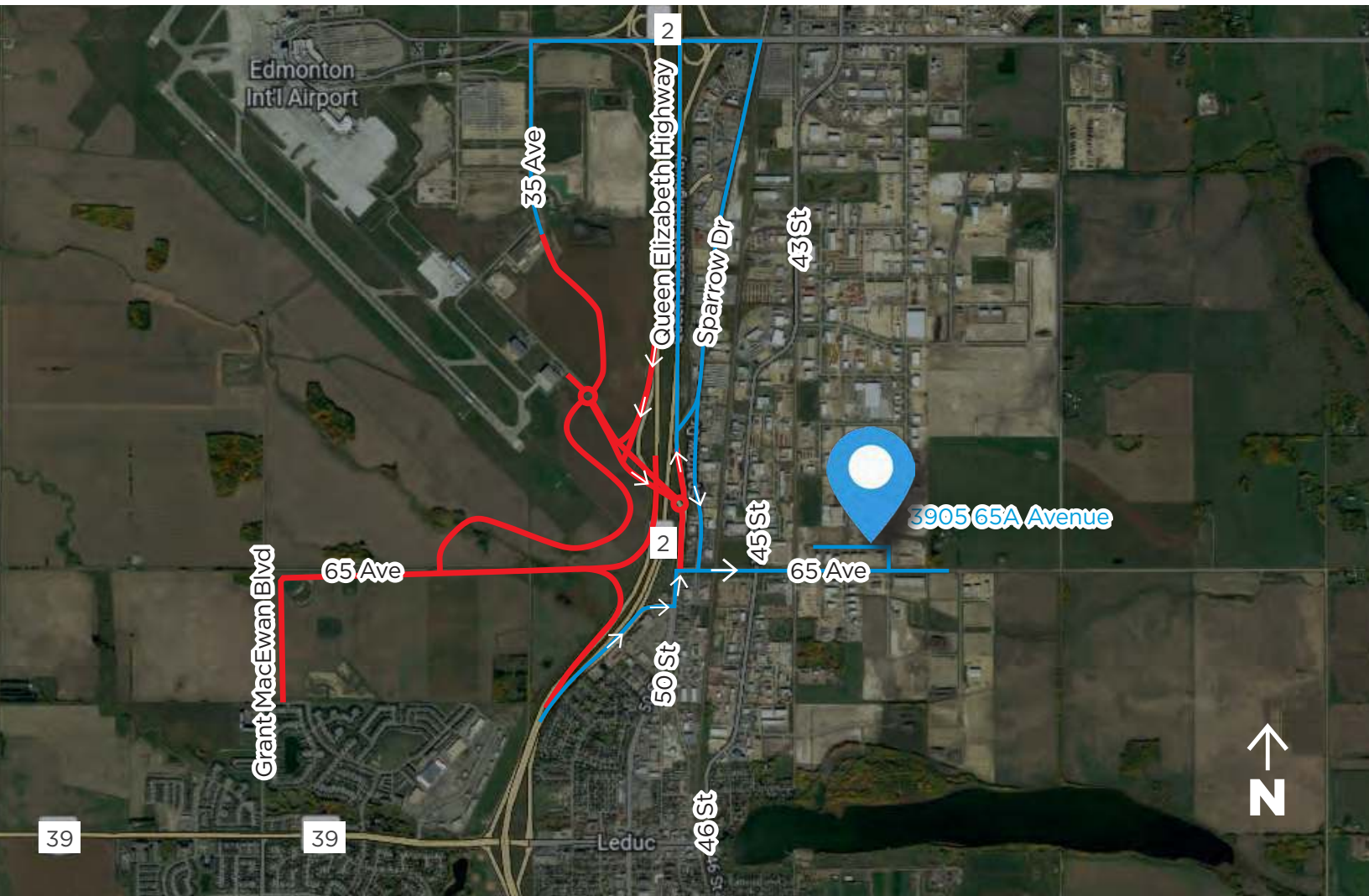
FREESTANDING INDUSTRIAL BUILDING

THE QEII AND LEDUC 65 AVENUE INTERCHANGE PROJECT INCLUDES:

- new overpass over the QEII
- new on-off ramps from the QEII
- improvements to some existing ramps
- intersection improvements at 65 Avenue and 50 Street in Leduc
- completion of Perimeter Road and 65 Avenue, west of the QEII
- Construction could begin in 2021, following the right-of-way acquisition and completion of the land transfer required for the project.
- Construction will take about three years and supports about 471 jobs: 274 direct and 197 indirect.
- A project of this size typically costs about \$91 million, which will be cost-shared between the Government of Alberta and the City of Leduc. The Alberta government has also submitted an expression of interest for funding from the Government of Canada under the National Trade Corridors Fund.
- About 55,300 vehicles use this section of the QEII daily, and traffic volumes have grown about 2% per year. About 12% of commercial vehicles in Alberta use the QEII Highway each day.
- About 10 per cent of vehicle traffic is large industrial or commercial vehicles.

The interchange construction is slated to start in 2022 and will be completed over the span of 3 years.

 **New QE II & 65 Avenue Interchange**



FUNCTIONAL PLAN



EXHIBIT ES-1
 PROJECT NO. 01055
FUNCTIONAL PLAN
 SUBJECT TO REVISION
 DATE: OCT 04, 2016

 Castleglenn
 Consultants
 Engineers, Project Managers & Planners

QUEEN ELIZABETH II AND 65TH AVENUE (LEDUC)
 FUNCTIONAL PLANNING STUDY
 CS. HWY 230 TO 232
 65TH AVENUE INTERCHANGE
 INTERIM STAGE
 PLAN VIEW

REGION	PLAN No.	PROJECT	CONTRACT No.	SHEET
NORTH CENTRAL		HWY 230 TO 232		1 OF 61

Exhibit ES-1: Interim Configuration

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FREESTANDING INDUSTRIAL BUILDING

Property Information

Municipal Address: 3905 - 65A Avenue, Leduc, AB

Legal Description: Plan 1323049; Block 12; Lot 44

Site Size: 1.33 Acres (+/-)

Building Size: 9,936 Sq. Ft. (+/-)

Loading: Four - 14'x16' Grade

Parking: Ample surface parking

Ceiling Height: 24'

Power: 400 Amp 600 Volt 3 Phase

Zoning: Light Industrial (IL)

Possession: January 1, 2023

Other Highlights
Multiple washrooms
LED Lighting in the warehouse
New concrete at rear of the building

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Lease Rate: \$14/Sq.Ft

Op. Costs: \$3.85/Sq.Ft (2021 est.)



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