

# FOR LEASE

14,667 Sq. Ft (+/-)

1.31 (+/-) Lot

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**3901-65A Ave, Leduc, Alberta**

## LBP FREESTANDING BUILDING 1

### Property Highlights

- 1,943 Sq. Ft. Office build-out
- High efficiency building
- Large windows
- Radiant heat
- Fenced and graveled
- Crane ready
- Exposure to 65 Ave and close proximity to highway 2
- Two-point yard access and paved parking



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)

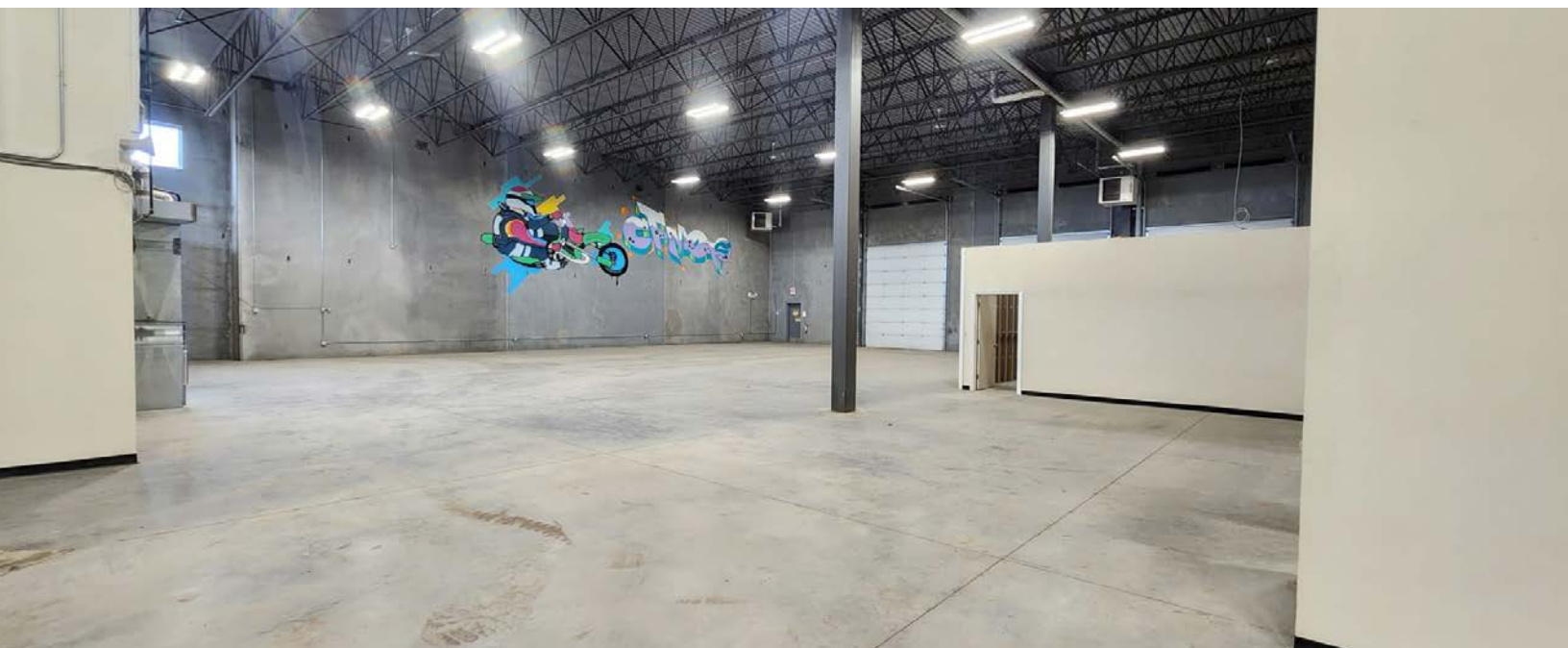
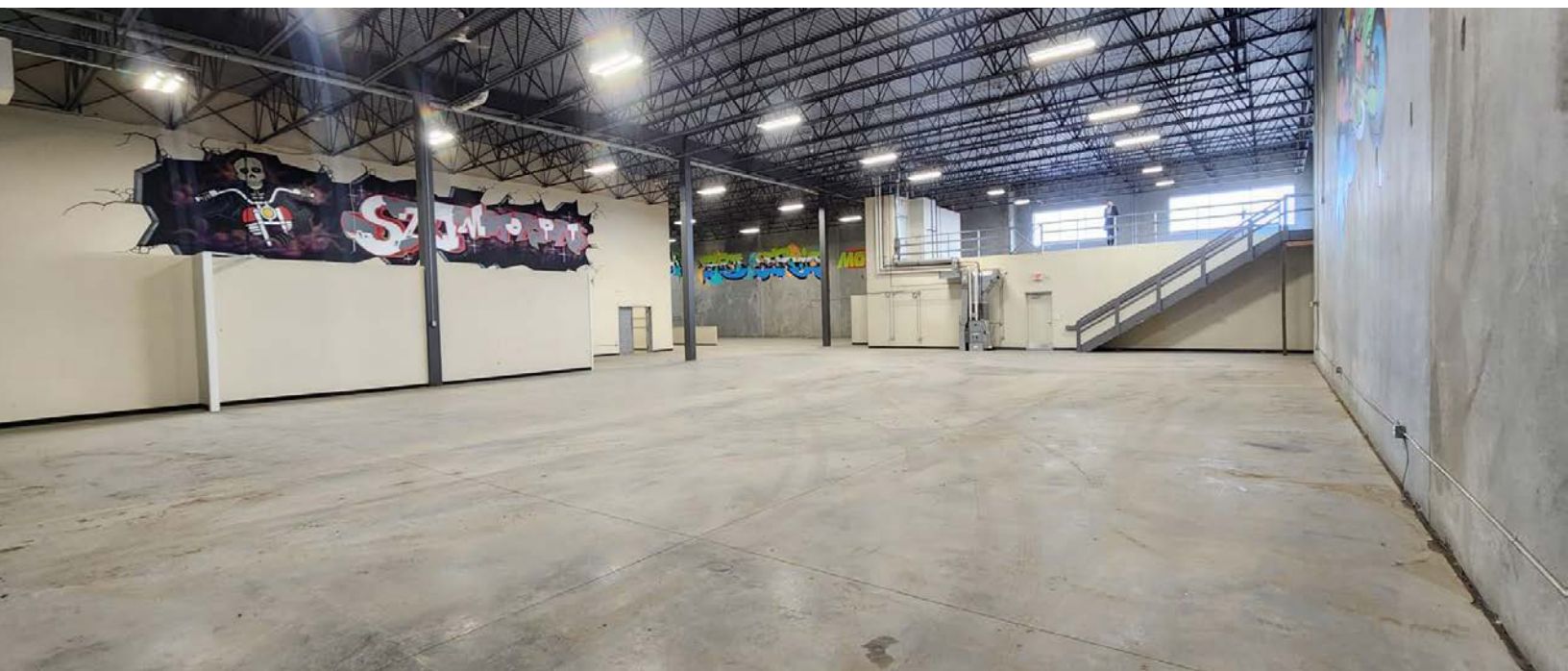


#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



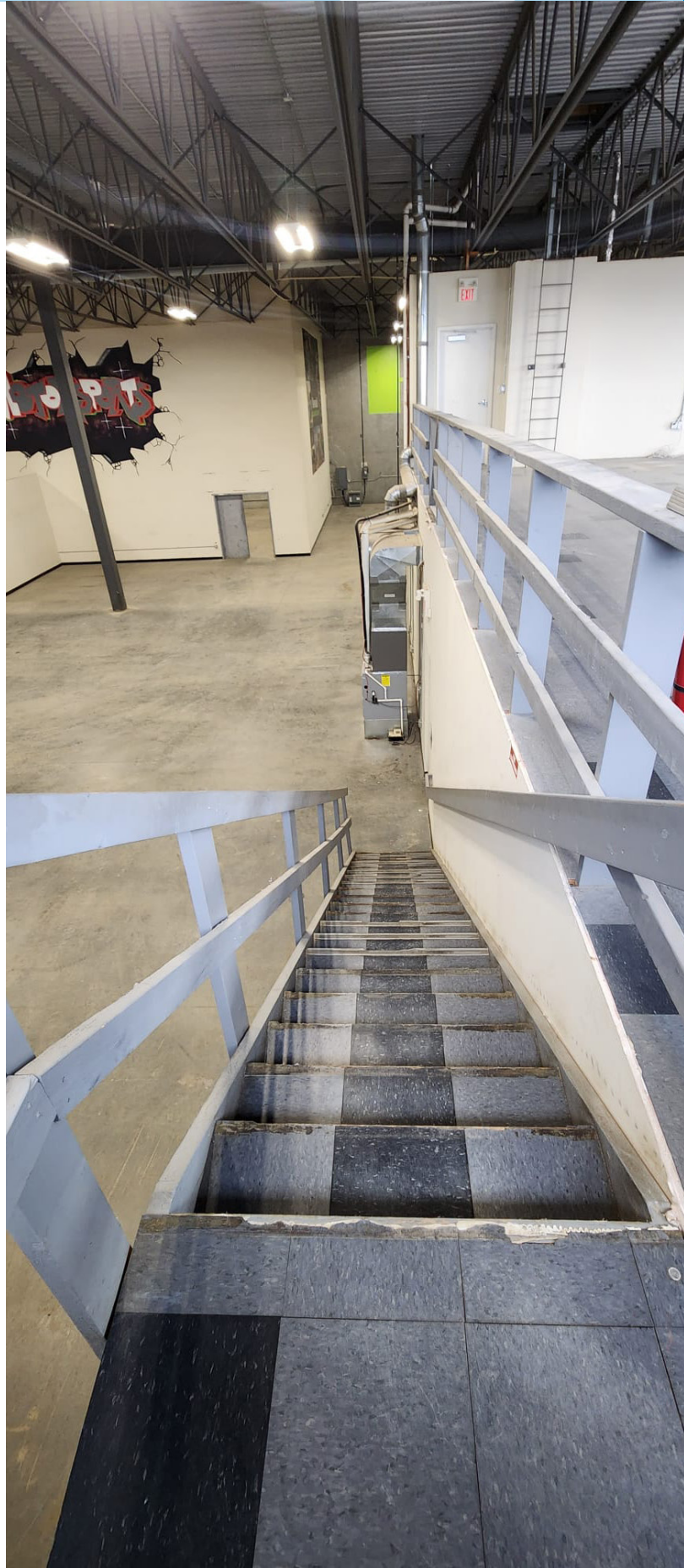




# FOR LEASE

## LBP Freestanding Building 1

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



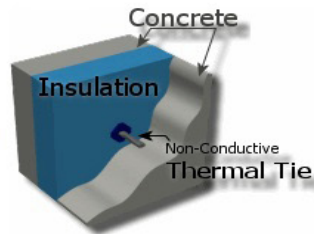


# FOR LEASE

## LBP Freestanding Building 1

### 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).

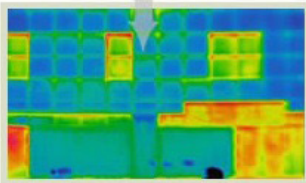


Tilt-up is a much tighter building system than traditional methods; an R16 Tilt-Up panel system will perform as well as or better than an R32 low mass construction system. The contributing factors are non-conductive thermal bridging, 3" thick insulation and the thermal mass of the concrete. Tilt-Up concrete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

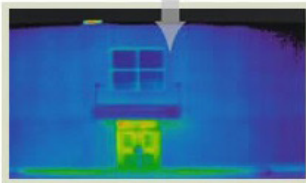
### Thermal Efficiency Comparison

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.

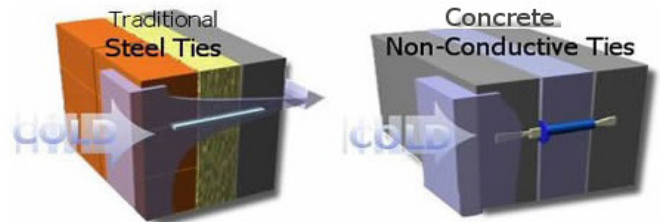
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-clad façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

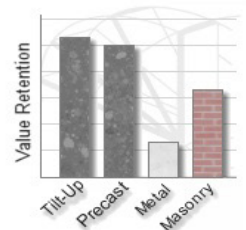
### Non-Conductive Thermal Ties

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.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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

# FOR LEASE

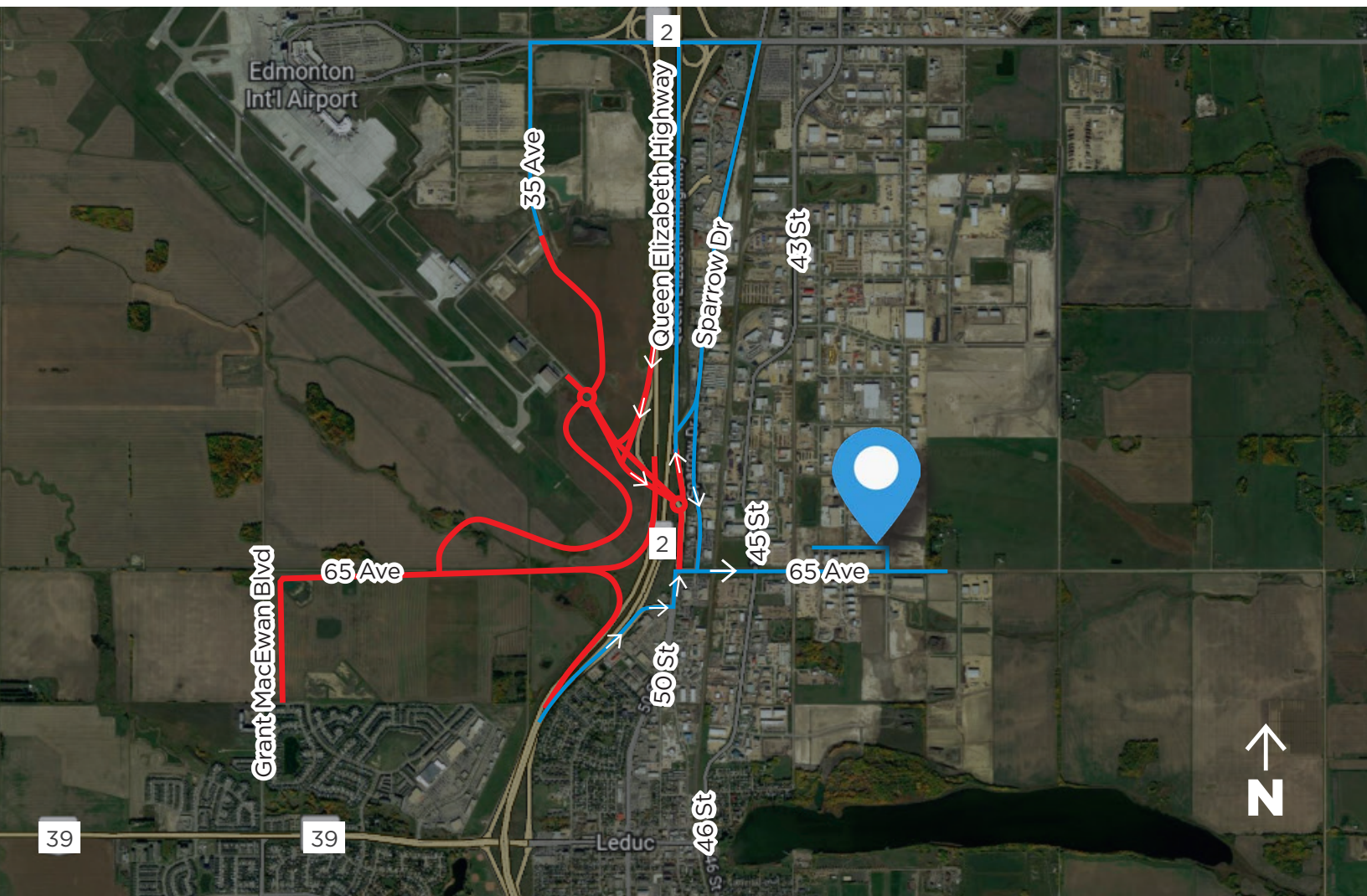
## LBP Freestanding Building 1

### 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.

**— New QE II & 65 Avenue Interchange**

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





# FOR LEASE

## LBP Freestanding Building 1

### Property Information

**Municipal Address:** 3901 - 65A Ave, Leduc, Alberta

**Legal Address:** Plan 1323049 Block 12 Lot 46

**Building Size:** 14,667 Sq. Ft (+/-)

**Lot Size:** 1.31 Acres (+/-)

**Zoning:** IL (Light Industrial)

**Parking:** Paved parking

**Power:** 600 Volt, 400 Amp 3 Phase

**Heating:** Radiant heat

**Ceiling Height:** 24'

**Loading:** Four 14'x16' Grade

**Possession:** Immediate

\$\$\$

**Lease Rate:** \$16.00/Sq. Ft.

**Op Costs:** \$3.90/Sq. Ft.

### Contact

**Richard Lizotte**

President/Broker  
Cell: 780.292.1871  
Direct: 780.784.5360  
richard@lizotterealestate.com

**Lee Berger**

Associate Broker  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com

**John Cuglietta**

Unlicensed Assistant  
Cell: 780.340.4384  
Direct: 780.784.5357  
john@lizotterealestate.com

**Soudabeh Mobin**

Unlicensed Assistant  
Cell: 780.340.9595  
Direct: 780.784.9583  
soudabeh@lizotterealestate.com

