

FOR SALE

±22,080 Sq. Ft.

PRICE REDUCED

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3496 - 63 Avenue, Leduc, AB

HARVEST INDUSTRIAL PARK

Property Highlights

- Concrete building with yard
- Fenced and graveled.
- Upstairs mezzanine featuring open office area with space for multiple workstations.
- Variety of approved uses including vertical farming.
- Available immediately



780.488.0888



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 SALE

Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 3496 63 Avenue, Leduc, AB

Legal Description: Plan 1520109, Block 5, Lot 2

Building Size: **Bay 101:** ±11,040 Sq. Ft.
Office ±1,020 Sq. Ft.
Warehouse ±10,015 Sq. Ft.
Mezzanine ±1,020 Sq. Ft.
East Bay: ±11,040 Sq. Ft.
Total: ±22,080 Sq. Ft.

Site Size: 1.07 Acres (+/-)

Loading: (2) 14' x 16' grade loading doors

Zoning: IL (Light Industrial)

Crane: 10 ton crane ready

Ceiling Height: 24'

Power: 400 AMP, 600 Volt TBC

Sumps: Yes (In each bay)

Possession: Immediate

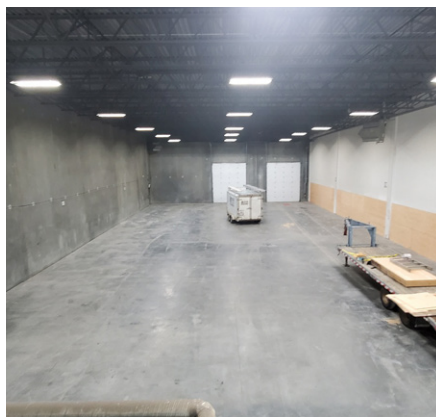
Other Highlights

High-efficiency building
Turn-key, insulated concrete tilt-up
Compacted yard

\$\$\$

Purchase Price: ~~\$325.00~~ \$305/Sq. Ft.

Taxes: \$61,994.14 (2024)



Contact

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

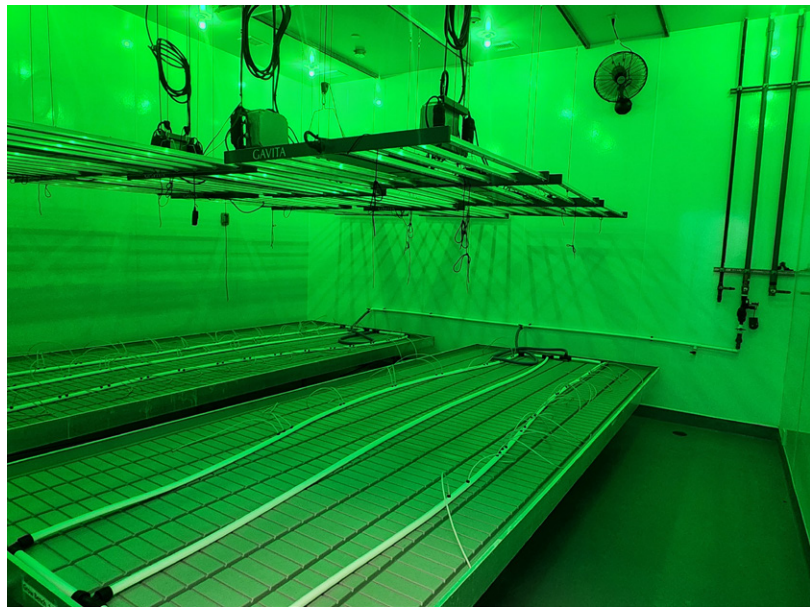
Lee Berger
Associate Broker
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

Cynthia Leduc
Unlicensed Assistant
Direct: 780.784.5359
cynthia@lizotterealestate.com

FOR SALE

Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



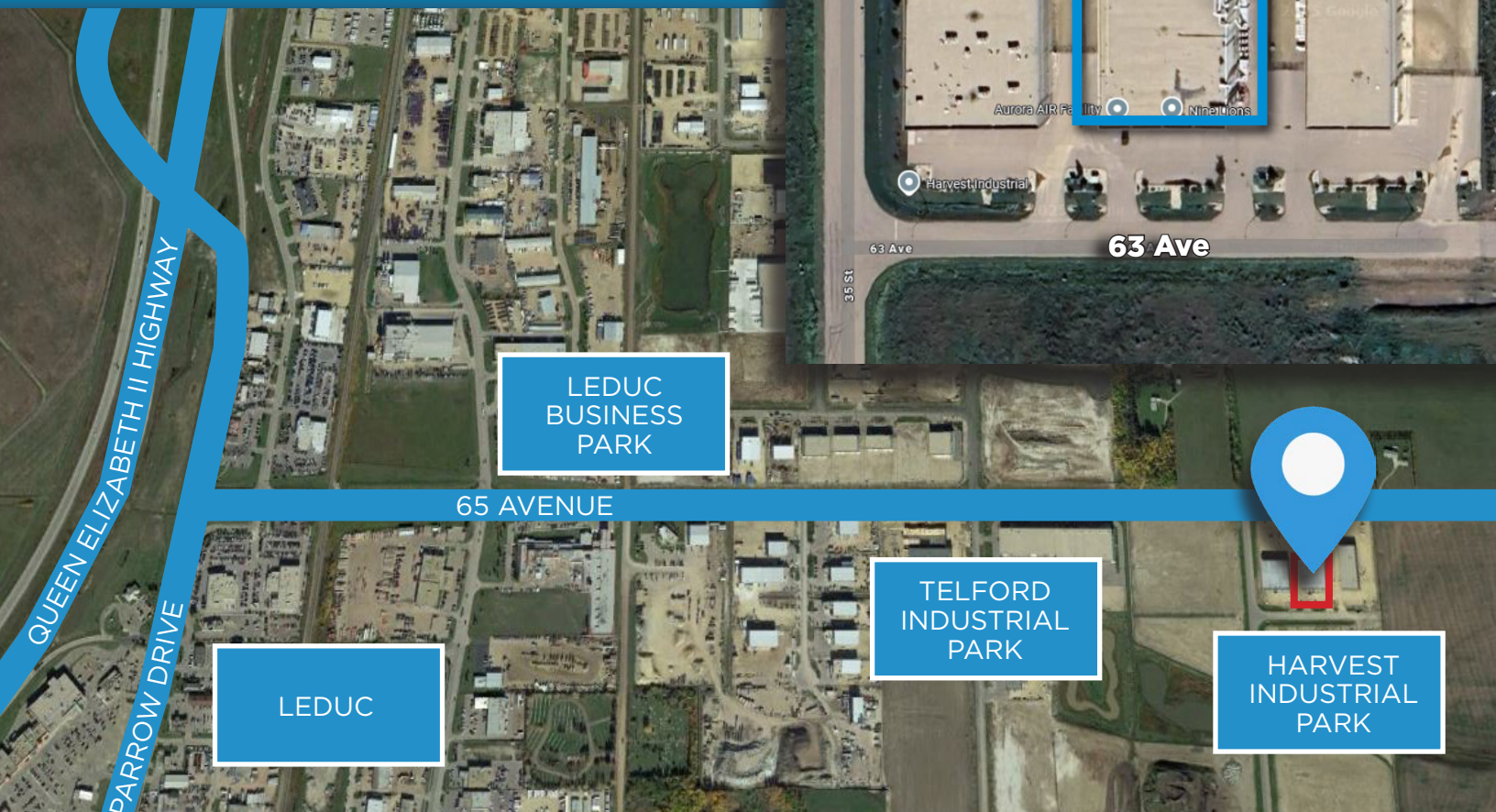
FOR SALE

Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Location Highlights

- Located 34 kms from Edmonton
- **Minutes from Edmonton International Airport**
- High exposure to 65 Avenue/New Industrial Park
- Quick access to multiple major transportation routes including **QEII Highway, Highway 18 (625), Highway 623, Anthony Henday Ring Road**
- Wide range of amenities nearby for employees and customers

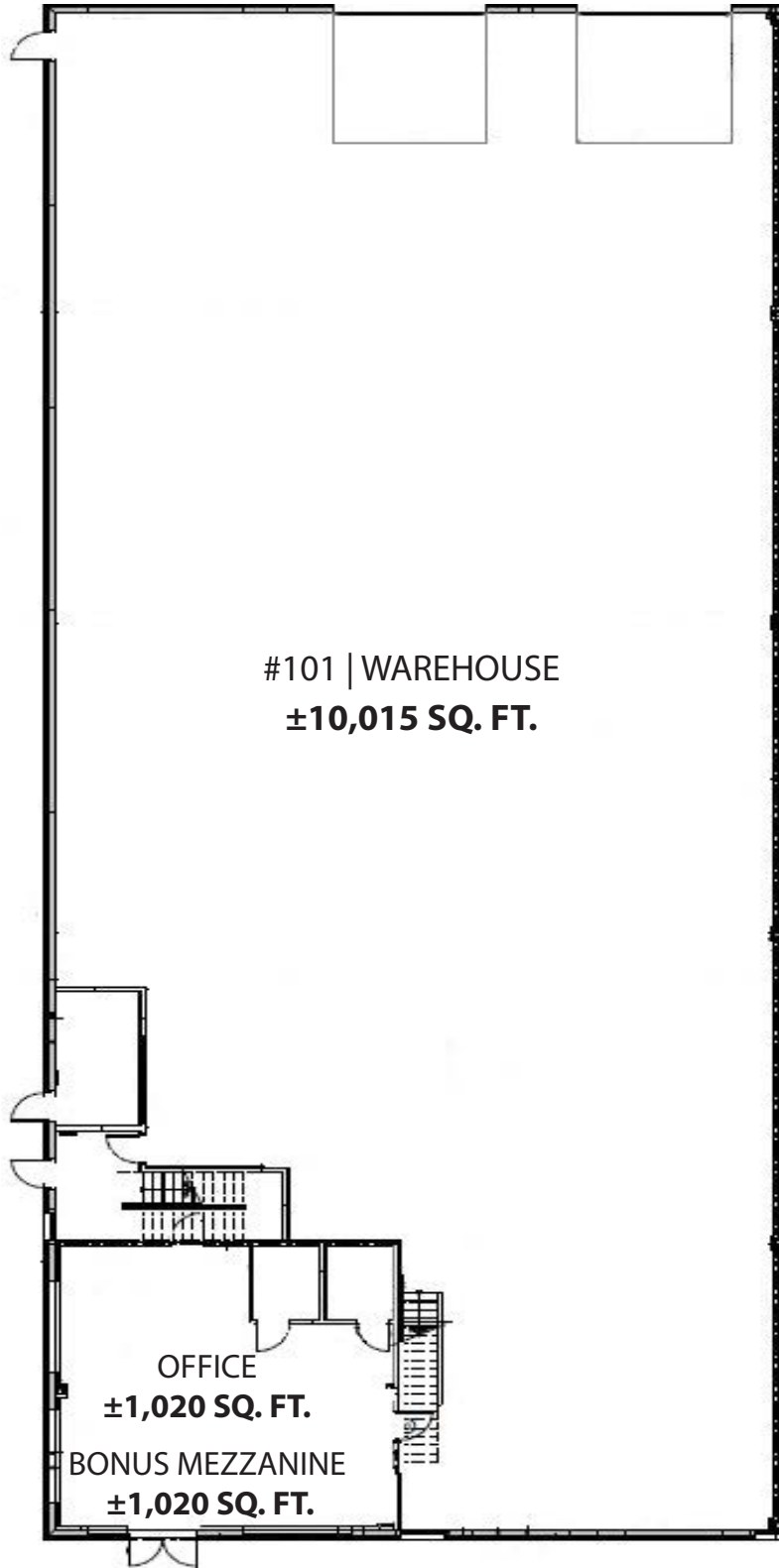


FOR SALE

Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan



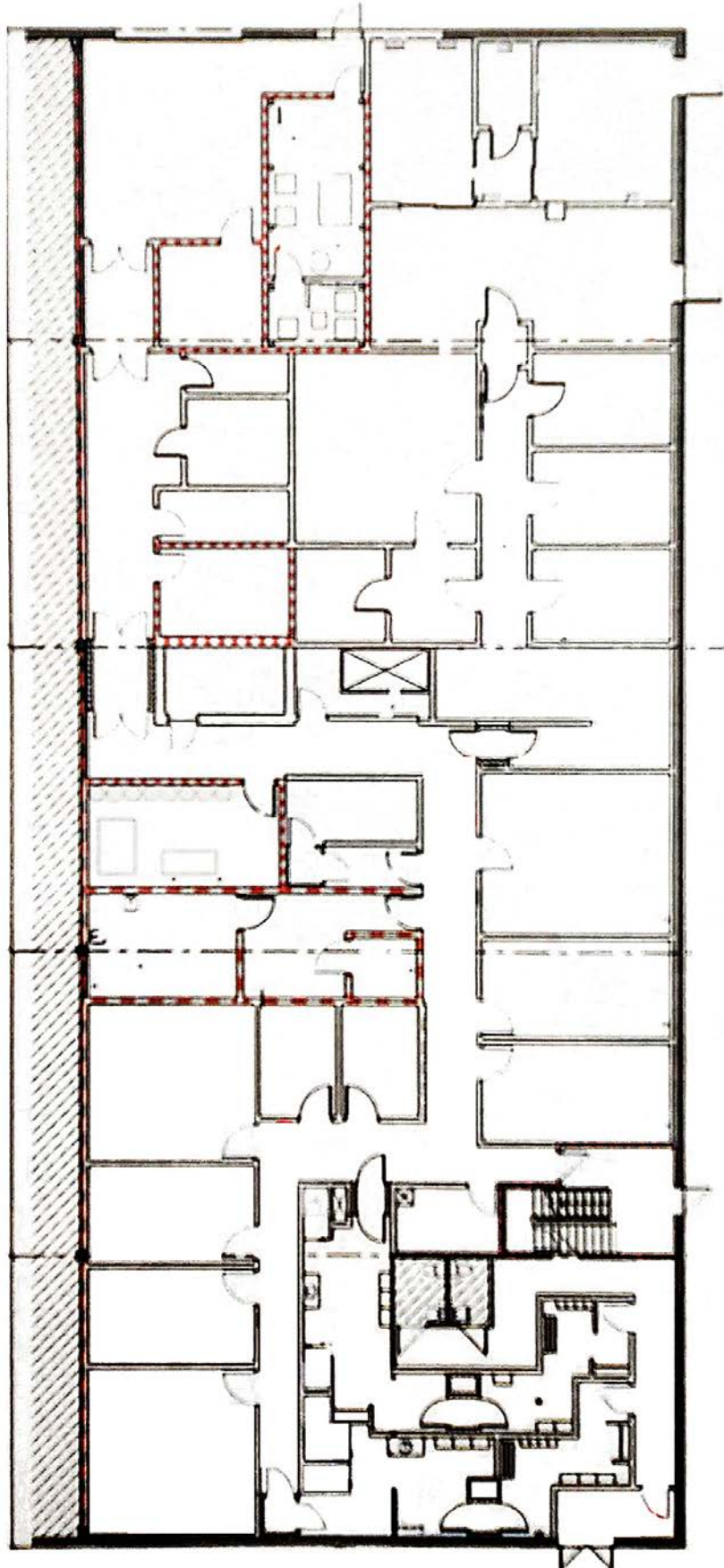
FOR SALE

Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan

Currently built-out on
east side of building



FOR SALE

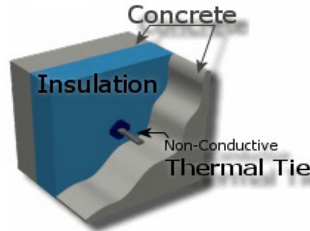
Harvest Industrial Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Energy Efficiency

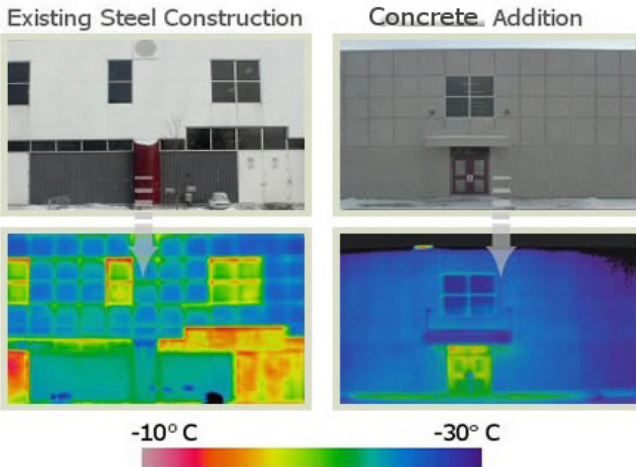
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).

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.

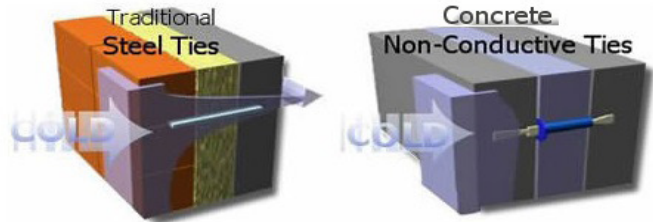
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-clad façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

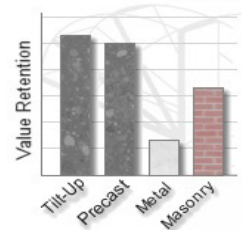
Non-Conductive Thermal Ties

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.



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

Cynthia Leduc
Unlicensed Assistant
Direct: 780.784.5359
cynthia@lizotterealestate.com



780.488.0888



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.