

# FOR SALE

±20,720 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3498 - 63 Avenue, Leduc, AB

## HARVEST INDUSTRIAL PARK

### Property Highlights

- Concrete standalone building with yard
- Fenced and graveled
- Crane ready - 10 ton
- Large kitchen/lunchroom seating area
- Multiple 2nd floor offices with collaborative workspace
- Main level reception with office and boardroom
- Variety of approved uses including vertical farming
- Available immediately



780.488.0888



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



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



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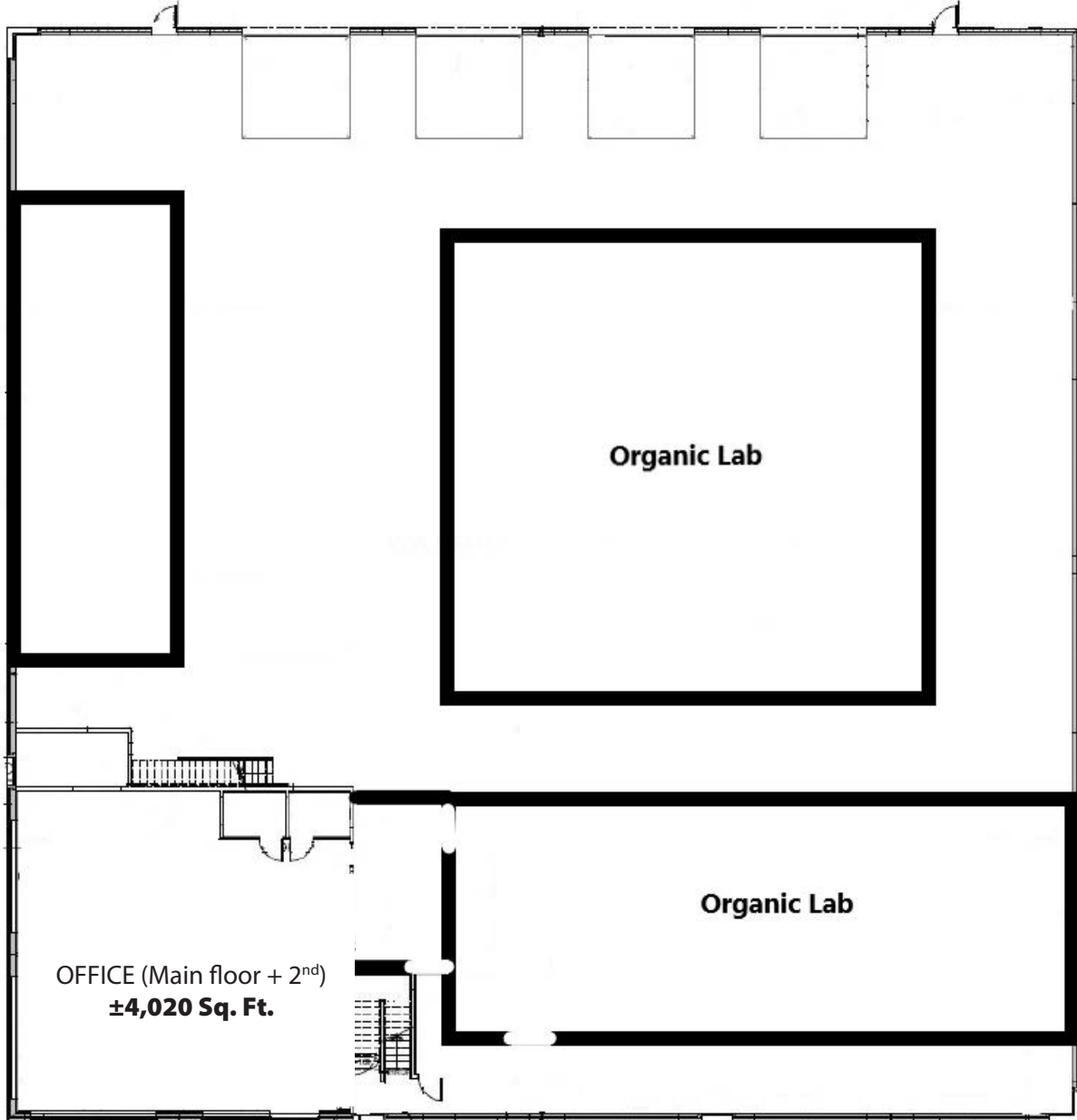
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## HARVEST INDUSTRIAL PARK

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**Floor Plan** \*Current use: Indoor farming/vertical farming/controlled environment agriculture



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## HARVEST INDUSTRIAL PARK

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 3498 63 Avenue, Leduc, AB

**Legal Description:** Plan 1520109, Block 5, Lot 1

**Site Size:** ±2.10 Acres

**Building Size:** ±20,720 Sq. Ft.

**Office** ±4,020 Sq. Ft.

**Warehouse** ±16,700 Sq. Ft.

**Loading:** (4) 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  
Office design build options available  
Compacted yard

\$\$\$

**Purchase Price:** \$325.00/Sq. Ft.

**Taxes:** \$60,048.32 (2024)



### Contact

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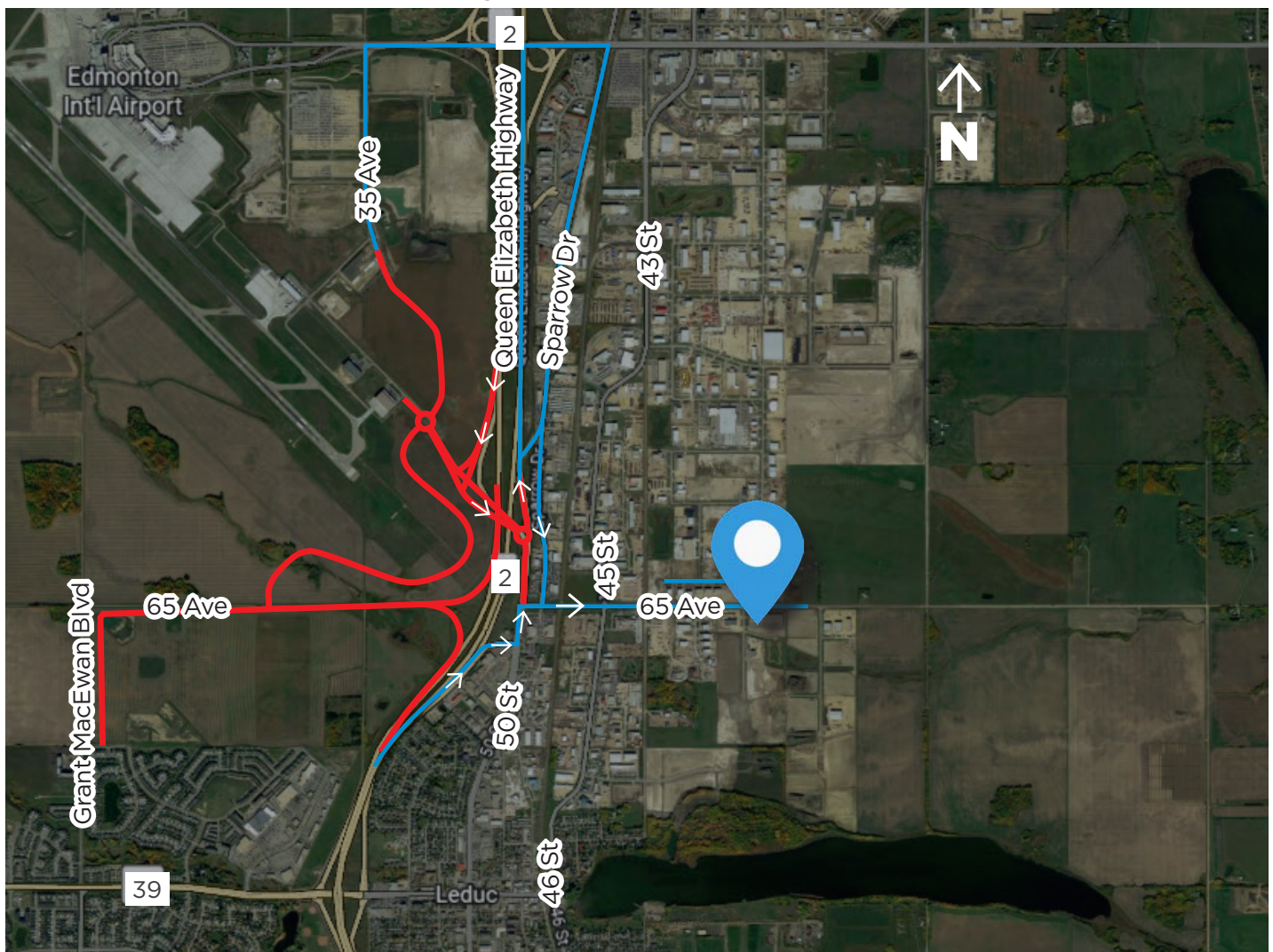
## HARVEST INDUSTRIAL PARK

### 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.
  - A project of this size typically costs about \$112 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

#### New QE II & 65 Avenue Interchange



**EXHIBIT ES-1**

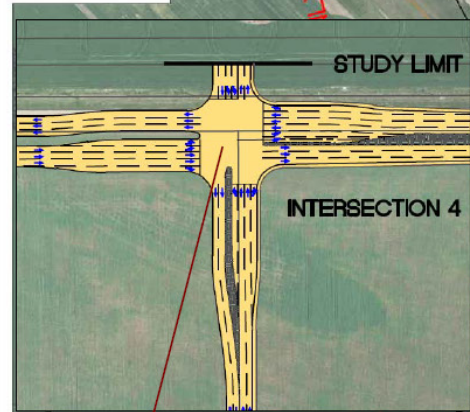
PROJECT NO. 01055

**FUNCTIONAL PLAN**  
SUBJECT TO REVISION  
DATE: 09/10/2014

**Castleglen**  
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

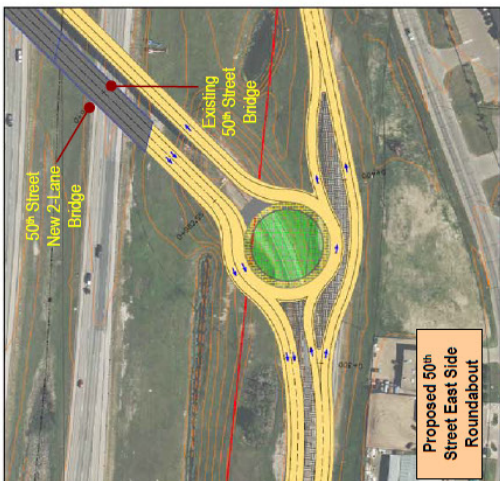
REGION: NORTH CENTRAL  
PROJECT: HWY 230 TO 232  
SHEET: 1 OF 8



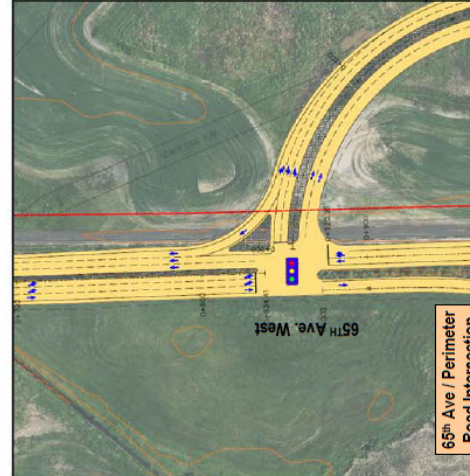
Perimeter Road connects 4-lane 65th Avenue W with a T intersection



65th Ave / Perimeter Road Intersection

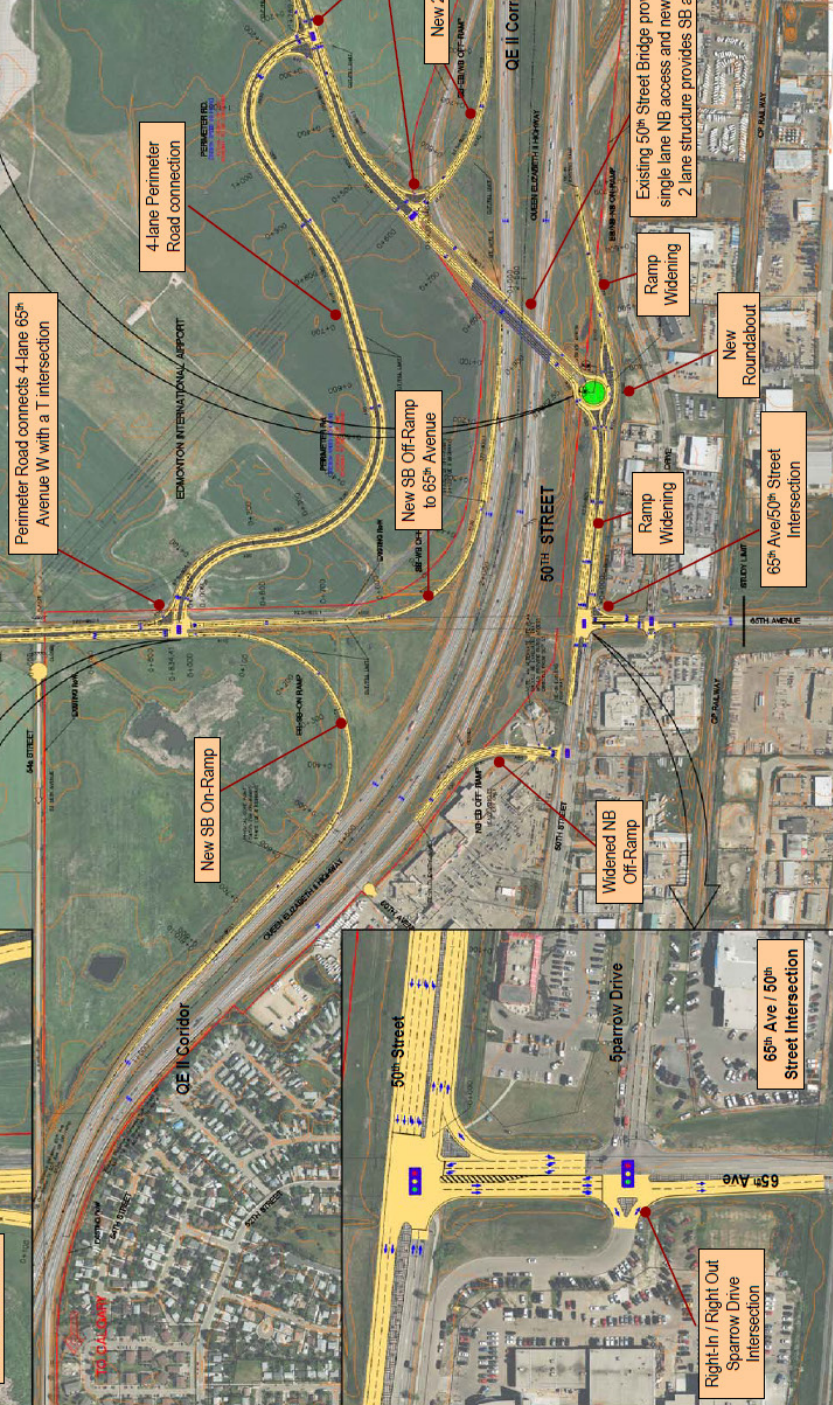


Proposed 50th Street East Side Roundabout



Right-In / Right Out Sparrow Drive Intersection

65th Ave / 50th Street Intersection



4-lane Perimeter Road connection

New SB On-Ramp

New SB Off-Ramp to 65th Avenue

2 new intersections

New 2-Lane Off-ramp to EIA / Leduc

Widened NB Off-Ramp

Ramp Widening

Existing 50th Street Bridge provides a single lane NB access and new parallel 2 lane structure provides SB access

New Roundabout

65th Ave/50th Street Intersection

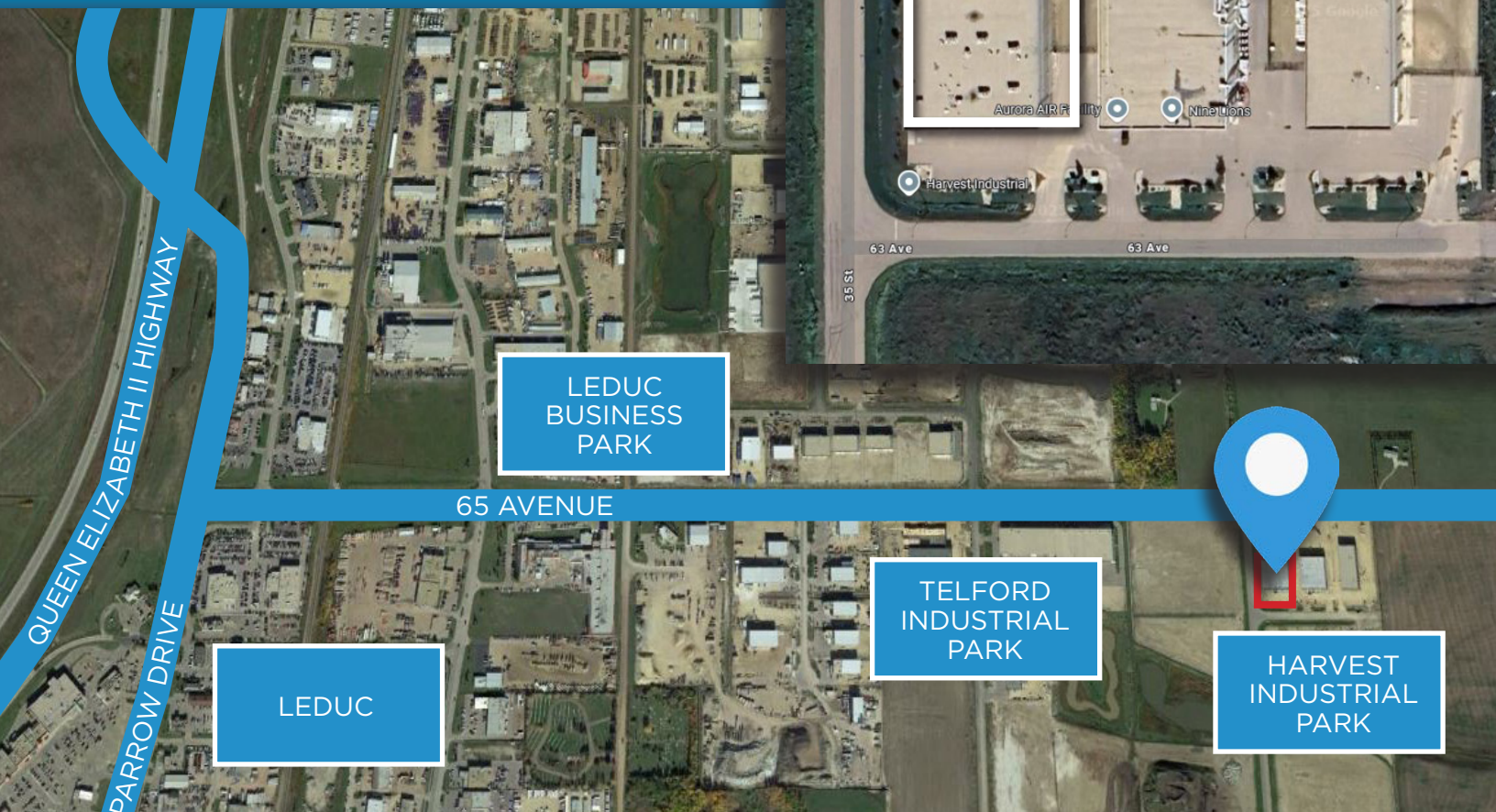
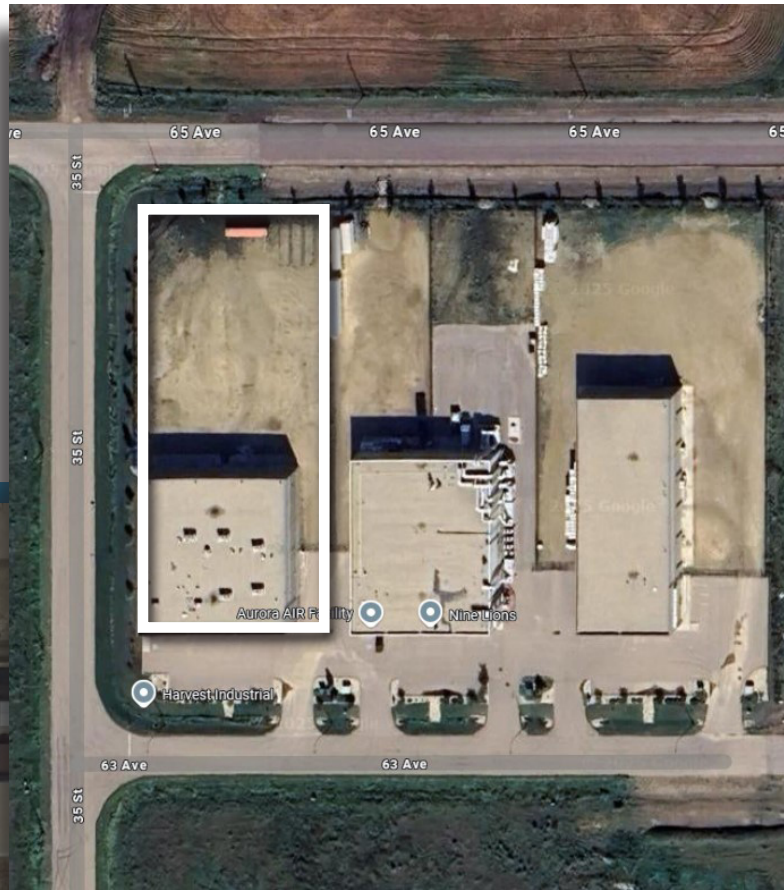
Exhibit ES-1: Interim Configuration

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## HARVEST INDUSTRIAL PARK

### Location Highlights

- Prominent service industry for Fort McMurray
- 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



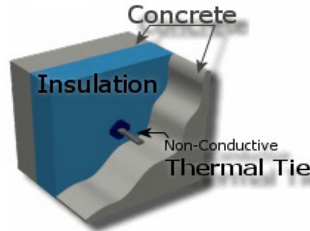
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## HARVEST INDUSTRIAL PARK

### Energy Efficiency

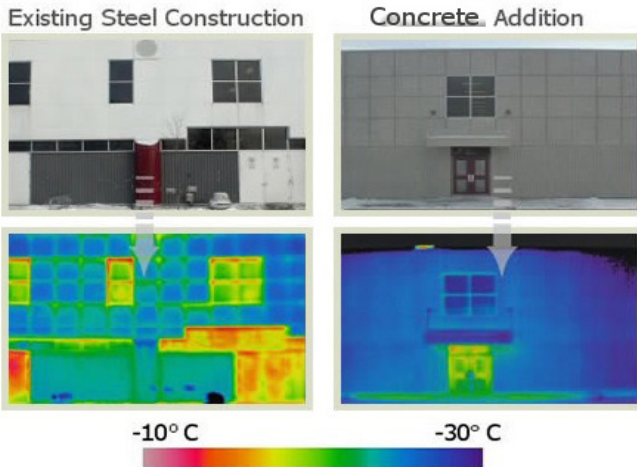
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).

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.

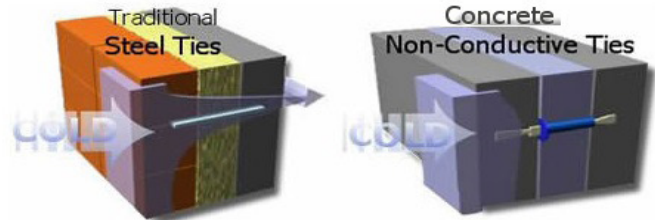
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-cladded façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

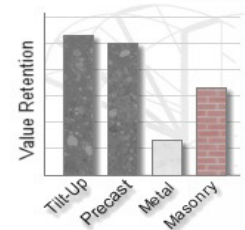
### Non-Conductive Thermal Ties

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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