

# FOR LEASE

3496 – 63 AVENUE, LEDUC, AB


±11,040 SQ. FT.  
±1.07 ACRES



## HARVEST INDUSTRIAL PARK

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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

 780.488.0888

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## PROPERTY INFORMATION

**Municipal Address:** 3496 63 Avenue, Leduc, AB

**Legal Description:** Plan 1520109, Block 5, Lot 2

**Site Size:** ±1.07 Acres

**Size:** ±11,040 Sq. Ft.

**Office** ±1,020 Sq. Ft.

**Warehouse** ±10,015 Sq. Ft.

**Mezzanine** ±1,020 Sq. Ft.

**Loading:** (1) 14'x16' grade loading doors per bay

**Zoning:** IL (Light Industrial)

**Parking:** Ample Paved

**Ceiling Height:** 24'

**Power:** TBC

**Sumps:** Dual Compartment

**Possession:** Immediate

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**Lease Rate:** \$15.00/Sq. Ft.


**OP Costs:** \$3.97/Sq. Ft.

## PROPERTY HIGHLIGHTS

- Concrete building with a partially paved yard
- High-quality lab build-out in place
- Functional second-floor office space
- Extensive security system featuring keycard access and video surveillance throughout
- Available for immediate occupancy
- Easy access to 65 Ave and HWY 2
- 65 Ave interchange recently completed



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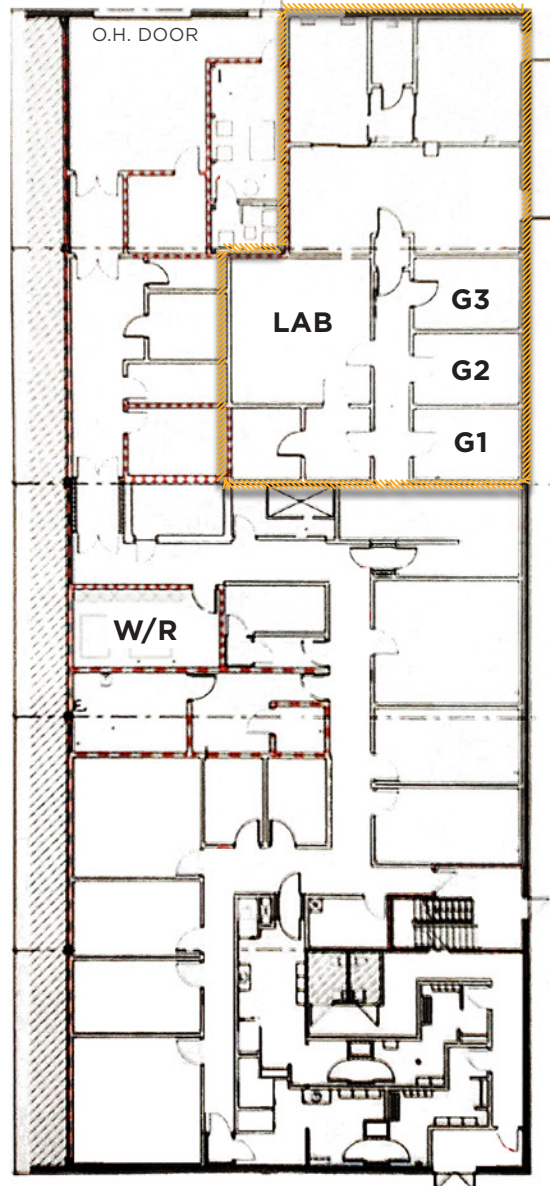
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## MAIN FLOOR PLAN



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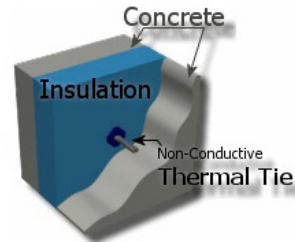


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## Energy Efficiency

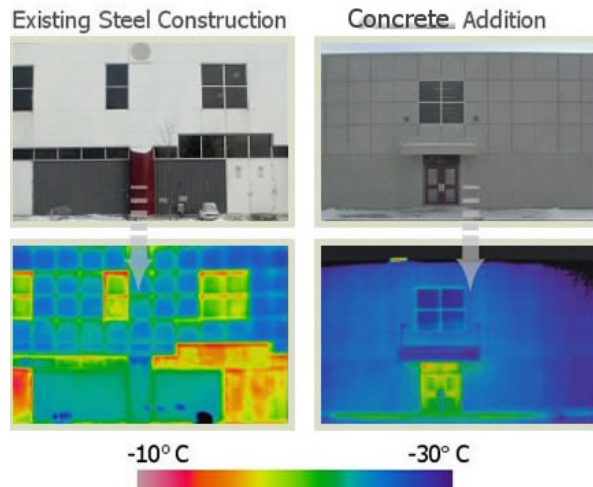
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).



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.

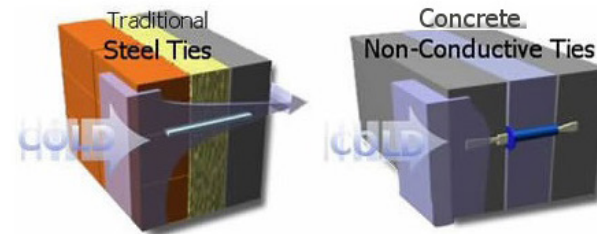
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-cladded façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

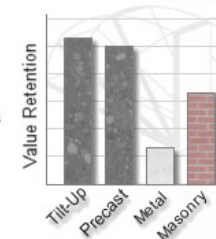
## Non-Conductive Thermal Ties

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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