

# FOR LEASE

#101, 3496 – 63 AVENUE, LEDUC, AB


±11,040 SQ. FT.  
±1.07 ACRES



## HARVEST INDUSTRIAL PARK

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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## PROPERTY INFORMATION

**Municipal Address:** #101, 3496 63 Avenue, Leduc, AB

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

**Site Size:** 1.07 Acres (+/-)

**Building Size:** ±11,040 Sq. Ft.

**Office** ±1,020 Sq. Ft.

**Warehouse** ±10,015 Sq. Ft.

**Mezzanine** ±1,020 Sq. Ft.

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

**Zoning:** IL (Light Industrial)

**Crane:** 10 ton crane ready

**Ceiling Height:** 24'

**Power:** 400 AMP, 600 Volt

**Sumps:** Yes (In each bay)

**Possession:** Immediate

### Other Highlights

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

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**Lease Term:** 5 Years

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

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

## PROPERTY HIGHLIGHTS

- Concrete building with yard
- 11,040 Sq. Ft. Office/Warehouse
- Fenced and graveled
- Crane ready - 10 Ton
- Open Office with laminate floors
- Bonus storage mezzanine
- Available immediately

## 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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## MAIN FLOOR PLAN



#101 | WAREHOUSE  
±10,015 SQ. FT.



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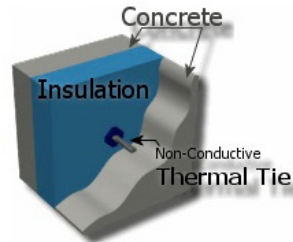


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## Energy Efficiency

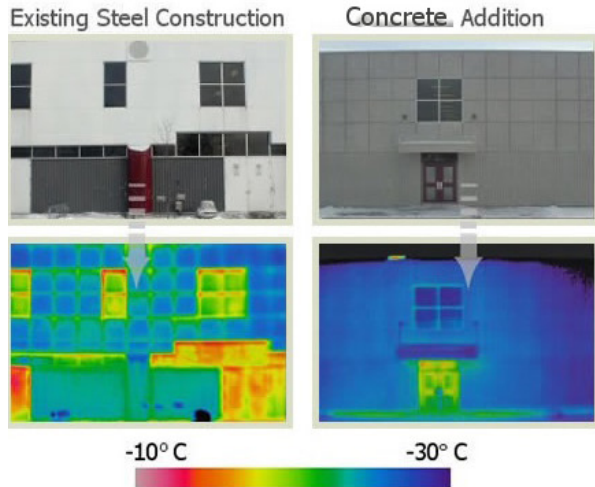
Concrete has excellent thermal properties and, when combined with "Sandwich Panel" tilt-up construction, can offer solutions to cold climate construction. "Sandwich Panel" has advantages when developing buildings requiring environmental control (such as cold storage amenities or high technology facilities).



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.

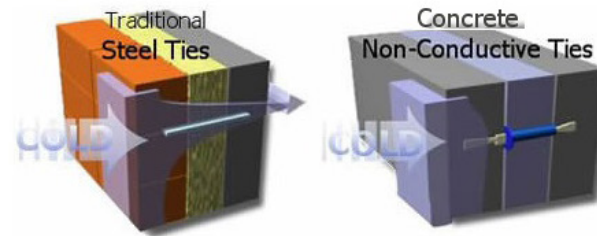
Tenants also appreciate the added security and durability of a reinforced concrete panel. After all, a concrete panel is much more difficult to cut open than a traditional metal skin or EIFS-clad façade. Not only are the contents protected, but the owner protects his investment in the structure itself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

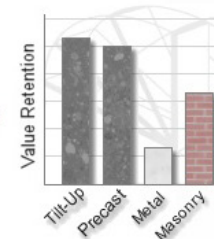
## Non-Conductive Thermal Ties

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.



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