



## TENANT PROFILE

Schlumberger is a leading provider of technology for reservoir characterization, drilling, production, and processing to the oil and gas industry. They report an employment force of approximately 113,000 employees which operate in more than 85 countries. Schlumberger has principal offices in Paris, Houston, London and The Hague. Revenue was \$35.5 billion in 2015. Schlumberger stock is listed on the New York Stock Exchange (ticker symbol SLB), on the Euronext Paris, Euronext Amsterdam, London and the SIX Swiss stock exchanges.

Dyna-Drill Technologies a division of Schlumberger has been designing and manufacturing down hole motor equipment for the oil and gas industry since 1958. From longer performing power-sections and coated bearings, to mud motors designed to withstand the rigors of straight hole drilling; directional drilling, air drilling, medium and short radius, and drilling in hot hold environments, Dyna-Drill Technologies manufactures products to withstand the most demanding applications.

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Feb. 27, 2018



**58,000 SQ. FT. - 3.53 ACRES**  
**SALE PRICE: \$10,300,000.00**

### HIGHLIGHTS

- Net and carefree industrial investment offering to purchase a single tenant facility in Nisku, Alberta with below market rental rates
- Attractive, well maintained facility constructed in 2007 and expanded in 2012, located in the growing area of Nisku Business Park
- Boasts direct exposure onto the Queen Elizabeth Highway (Hwy 2) with brand new access to the facility from the now open 41 Avenue Highway overpass and the expanded Nisku Spine Road
- Building is well constructed, maintained and is in excellent working condition
- Currently leased to Schlumberger Canada Limited; A publicly traded company and operating as Dyna-Drill Technologies



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## ADDITIONAL COMMENTS

- Pre-engineered metal frame constructed facility with wood frame office development upgraded with split face concrete block and curtain wall glazing
- The facility features overhead cranes with exterior crane-ways, compressed air distribution and extensive electrical supply capacity
- Site improvements include asphalt paving with energized parking and concrete work
- HVAC distribution throughout the office with gas-fired infrared tubes throughout the warehouse
- Completely fenced and gated site with 2 points of access onto the property

## PROPERTY DETAILS

**LEGAL DESCRIPTION:** Plan 0623044, Block 3, Lot 27

**ZONING:** IG - General Industrial

**LAND SIZE:** 3.53 Acres

**FACILITY SIZE:** 3,000 sq. ft. - Office  
55,000 sq. ft. - Warehouse  
58,000 sq. ft. - Total Area

**LOADING DOORS:** Three (3) 16' x 16' grade  
Two (2) 14' x 14' grade

**CEILING HEIGHTS:** Range from ±22' to ±27' at peak of roof

**POWER:** 3,200 Amp, 600 Volt (TBC)

**CRANES:** Five (5) Ton overhead cranes  
One (1) two ton overhead crane



## OFFICE & WAREHOUSE



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**AERIAL**



**INVESTMENT OFFERING**

**SALE PRICE:** **\$10,300,000.00**

**CAPITALIZATION RATE:** **±7% over term**

Additional information available upon Cushman & Wakefield Edmonton receiving a copy of the executed Confidentiality Agreement

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