

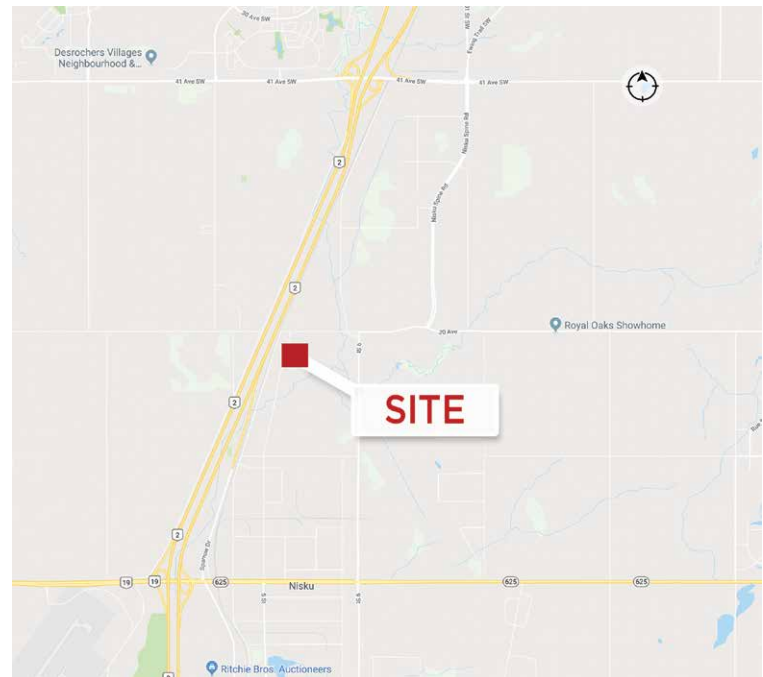


58,000 SF on 3.53 Acres

Sale Price: \$10,300,000

Property 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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Property Details

Legal Description:	Plan 0623044, Block 3, Lot 27	
Zoning:	IG - General Industrial	
Land Size:	3.53 Acres	
Facility Size:	3,000 SF	Office
	55,000 SF	Warehouse
	58,000 SF	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	

Investment Offering

 **Sale Price**
\$10,300,000

 **Capitalization Rate**
±7% over term

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

Aerial



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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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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

Office & Warehouse Photos



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