



## SALE LEASEBACK OPPORTUNITY



**CUSHMAN &  
WAKEFIELD**

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# 2720 - 7 Avenue NE Calgary, AB

## INVESTMENT SUMMARY

# SALE LEASEBACK OPPORTUNITY

Cushman & Wakefield ULC is pleased to present an opportunity to acquire a freestanding industrial building located at 2720 - 7 Avenue NE, Calgary, Alberta (the "Property"), offered with a leaseback to Bri-Chem Corp., a publicly traded North American wholesale distributor serving the energy industry.

The Property comprises approximately 17,626 square feet of distribution and warehouse space, complemented by a single-storey office component positioned at the front of the building. Situated on a prominent  $\pm 1.18$ -acre corner site, the Property is zoned I-G (Industrial General) and centrally located in Calgary's established Meridian industrial area.

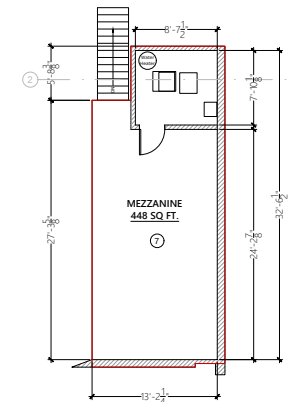
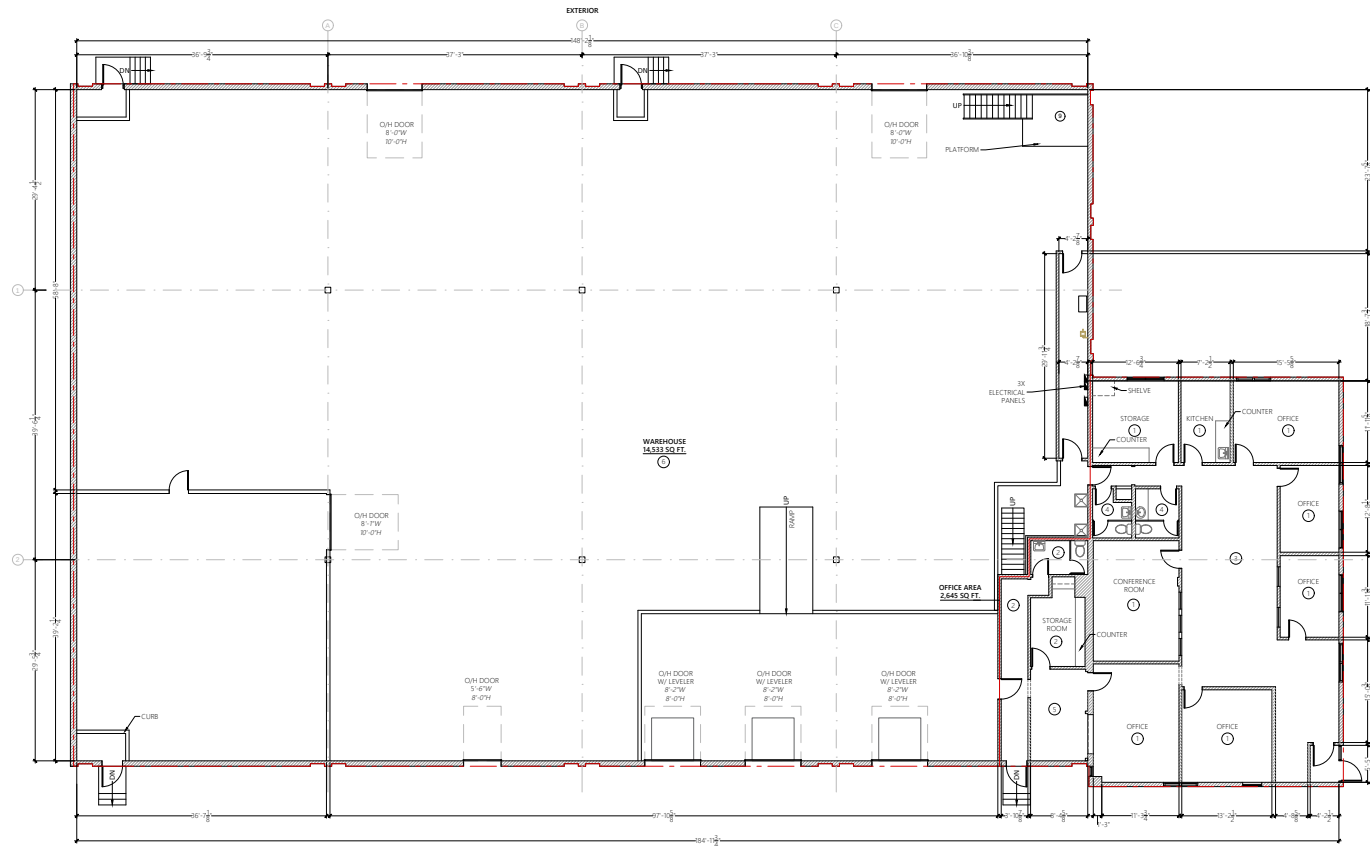
This offering presents investors with the opportunity to acquire a strategically located industrial asset secured by a leaseback to an established corporate tenant, providing stable cash flow and long-term occupancy in one of Calgary's premier industrial districts.



## PROPERTY DETAILS

|                             |                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>District:</b>            | Meridian Industrial                                                                                                                       |
| <b>Legal Description:</b>   | Plan 0715881, Block 3, Lot 8                                                                                                              |
| <b>Zoning:</b>              | I-G (Industrial General)                                                                                                                  |
| <b>Site Size:</b>           | $\pm 1.18$ acres                                                                                                                          |
| <b>Total Building Area:</b> | $\pm 17,626$ sf                                                                                                                           |
| <b>Office Area:</b>         | $\pm 2,645$ sf                                                                                                                            |
| <b>Warehouse Area:</b>      | $\pm 14,533$ sf                                                                                                                           |
| <b>Mezzanine:</b>           | $\pm 448$ sf                                                                                                                              |
| <b>Loading Doors:</b>       | 3 (8'2"W x 8'H)<br>dock doors<br><br>1 (5'6"W x 8')<br>courier height door<br><br>2 (8'W x 10'H)<br>doors facing decommissioned rail line |
| <b>Ceiling Height:</b>      | 16'8" clear (to underside of joist)                                                                                                       |
| <b>Tenant:</b>              | Bri-Chem Corp.                                                                                                                            |
| <b>Available:</b>           | Immediately with a 5 year leaseback and 3 x 5 year options to extend                                                                      |
| <b>Asking Price:</b>        | \$3,300,000                                                                                                                               |
| <b>NOI (Year 1):</b>        | \$236,880/annum (\$14.00 psf)                                                                                                             |

# FLOOR PLAN



## PROPERTY HIGHLIGHTS

- Freestanding building with fenced and paved yard
- Corner site with 3 access points
- Roof replaced in 2017
- Strong covenant tenant



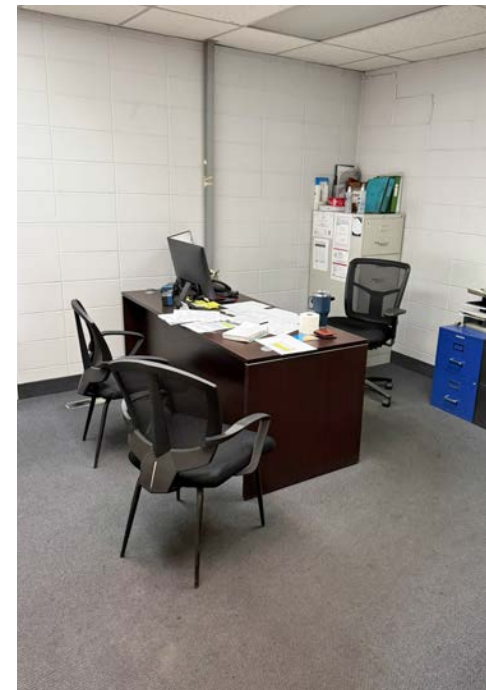
## ABOUT THE TENANT

Bri-Chem Corp. is a publicly traded Canadian company and a leading North American distributor, blender, and packager of oilfield chemicals and drilling fluid products.

Founded in 1985, the company supplies drilling fluids, cementing and stimulation products, production chemicals, and custom blending and packaging services to the oil and gas industry.

Headquartered in Acheson, Alberta, Bri-Chem Corp. operates a network of strategically located warehouses across Canada and the United States, enabling it to provide reliable supply chain and logistics support to customers throughout North America.

For more information: [www.brichem.com](http://www.brichem.com)



# MAP OF LOCATION



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