



Every day we connect people
to make space for dreams

Phillips Court

7056 Farrell Road SE
7058 Farrell Road SE
401-413 Forge Road SE
421-427 Forge Road SE



Phillips Court



YEAR BUILT

1969



TOTAL BUILDING SQ. FT.

60,661



OPERATING COSTS INC. PTAX

\$6.80



ZONING

I-C



CEILING HEIGHT

14ft to 16ft

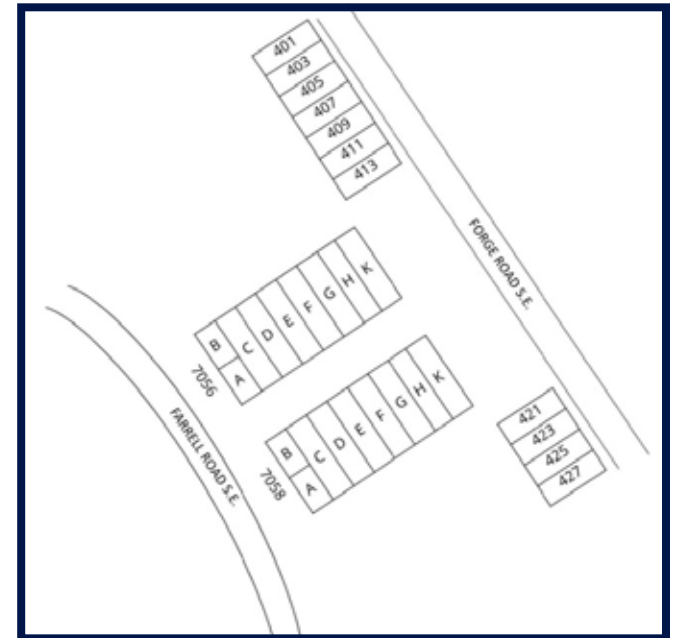


PARKING

Surface



UNIT	AREA	AVAILABLE	LOADING	COMMENTS	SPACE PLAN
7056H	2,680 SQFT	Conditionally Leased	10'x12' Drive in	Move in ready, combination of office, open area and warehouse	View Plan
7056E	2,677 SQFT	Sept, 1 2023	10'x10' Dock Door	Vanilla Shell	View Plan





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PHILLIPS COURT – Having been built in 1969, Phillips Court is one of the longest held assets in the PBA portfolio catering to small bay industrial users who wish to be centrally located and in close proximity to major interchanges including Glenmore, Blackfoot, and Macleod Trail. Units range in size from approximately 1,500 to 2,800 square feet with a combination of drive-in and dock doors. The unique pie shaped lot has a stepped courtyard that creates a great environment for tenants to connect and interact with neighbours.

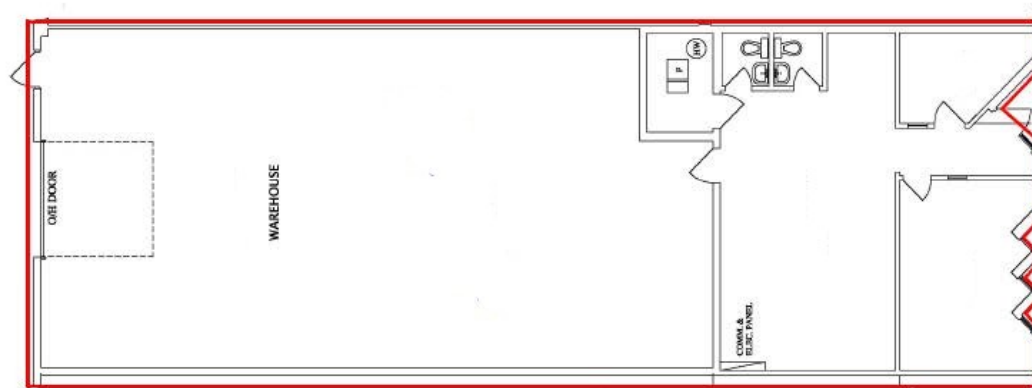


Have a question? Contact us.



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7056H



7056E

