



PHILLIPS COURT

7056 Farrell Rd SE

7056
PHILLIPS COURT



YEAR BUILT 1969



BUILDING SQ. FT. 60,661



ZONING INDUST. / COMM.



CEILING HEIGHT 14 - 16 FT



OP COST & PTAX \$7.72



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FEATURE PROPERTY

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 SQ FT 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.



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PHILLIPS COURT



PROPERTY LAYOUT



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FOR LEASE - UNIT 56B

OPPORTUNITY

This versatile office/retail unit with a workshop at 7056B Farrel Road is available November 1, 2025. The 1,317 sq. ft. is built to suit your operational needs.

Positioned in the sought-after Chinook business hub, this flexible, move-in-ready unit is ideal for a variety of uses, including retail, office, showroom, and light industrial.

Key Features:

- Six private offices, plus an open lounge, storage room, server room, and kitchen
- Climate-controlled interior ensuring year-round comfort
- Two separate entrances for flexibility and convenience
- Private washrooms
- Complimentary surface parking for staff and visitors
- Excellent connectivity to major routes, including Blackfoot Trail, Glenmore Trail, and Macleod Trail

BUILDING AMENITIES



Available November 1, 2025



Op Cost & PTax \$7.72



Unit Area - 1,317 sq. ft.



Ceiling Height - 9'



Combination of office and retail



Ideal location, near Glenmore, Blackfoot and MacLeod Trail



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Have a question? Contact us.

Theodor Arbuzov

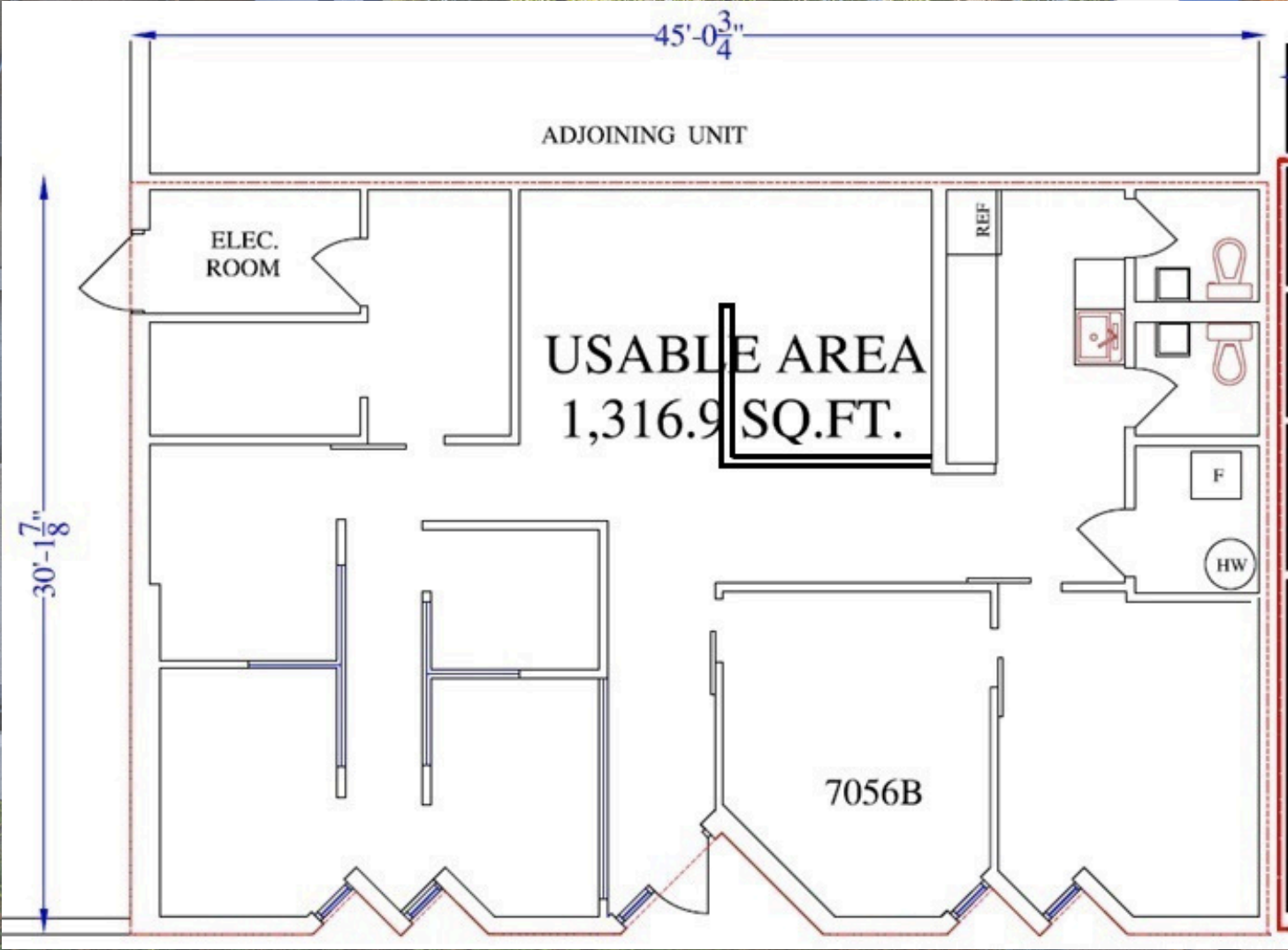
Leasing Director

tarbuzov@pbaland.com

O: (403) 777-2739

M: (587) 973-3616

UNIT 56B SITE PLAN



UNIT 56B



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FOR LEASE - UNIT 425

OPPORTUNITY

This versatile office/industrial workshop at 425 Forge Road SE is available November 1, 2025. The 1,470 sq. ft is built to suit your operational needs.

Positioned in the sought-after Chinook business hub, this flexible, move-in-ready unit is ideal for a variety of uses, including retail, office, showroom, and light industrial.

Key Features:

- 1 private office, open-concept office area, reception, server/storage room, kitchenette, and private washroom
- 1 drive-in door (8x10)
- Clear ceiling height: 15 feet (industrial area)
- Complimentary surface parking is available for staff and visitors
- Convenient access to major routes, including Blackfoot Trail, Glenmore Trail, and Macleod Trail

BUILDING AMENITIES



Available November 1, 2025



Ample Parking



Unit Area - 1,470 sq. ft.



Ceiling Height - 15'



Combination of office, industrial workshop



Ideal location, near Glenmore, Blackfoot and MacLeod Trail



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Theodor Arbuzov

Leasing Director

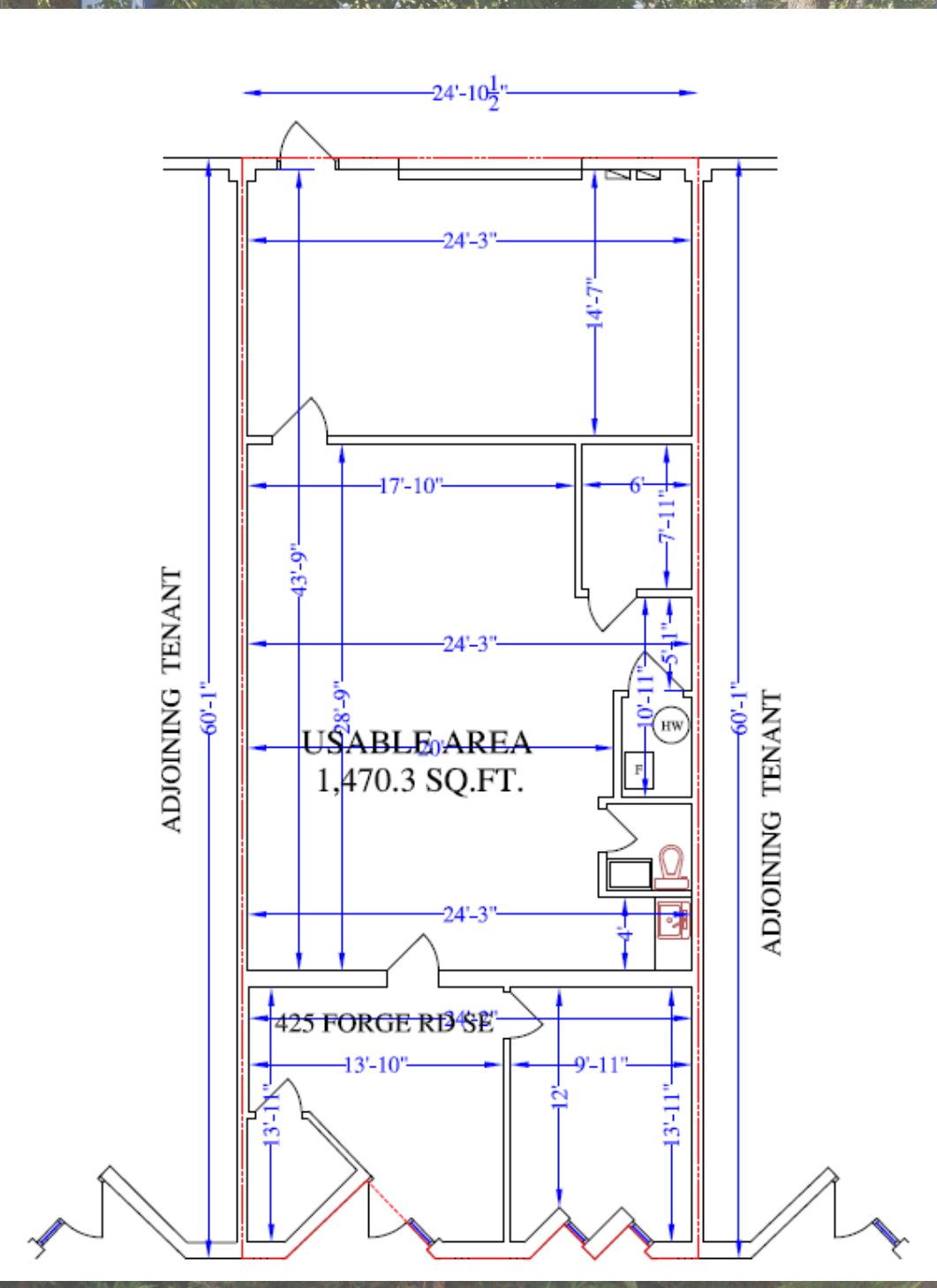
tarbuzov@pbaland.com

O: (403) 777-2739

M: (587) 973-3616

UNIT 425 SITE PLAN

7056
PHILLIPS
COURT



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UNIT 425



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