



PHILLIPS COURT

7056 Farrell Rd SE



YEAR BUILT 1969



BUILDING SQ. FT. 60,661



ZONING INDUST. / COMM.



CEILING HEIGHT 14 - 16 FT

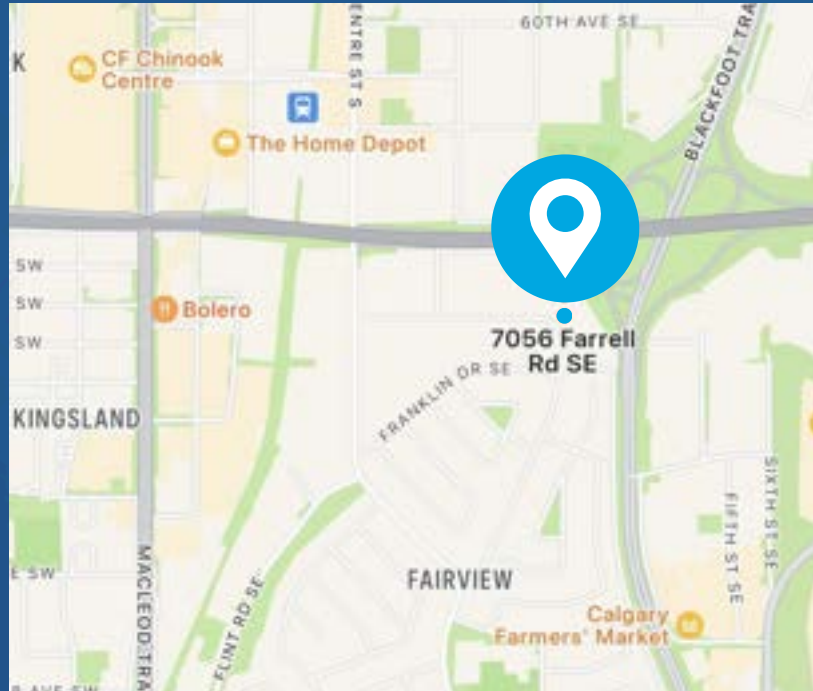


PARKING SURFACE



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PHILLIPS COURT



PROPERTY LAYOUT



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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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FOR LEASE - UNIT 56A

OPPORTUNITY

This versatile office/retail unit with a workshop at 7056A Farrel Road is available with one month's notice. The 1,296 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:

- Three private offices, a boardroom, a welcoming reception area, and an open-concept kitchen/lounge
- Climate-controlled interior for year-round comfort
- 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 with 1 Month's notice



Ample Parking



Unit Area - 1,296 sq. ft.



Ceiling Height - 15'



Combination of office and retail



Ideal location, near Glenmore, Blackfoot and MacLeod Trail



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Have a question? Contact us.

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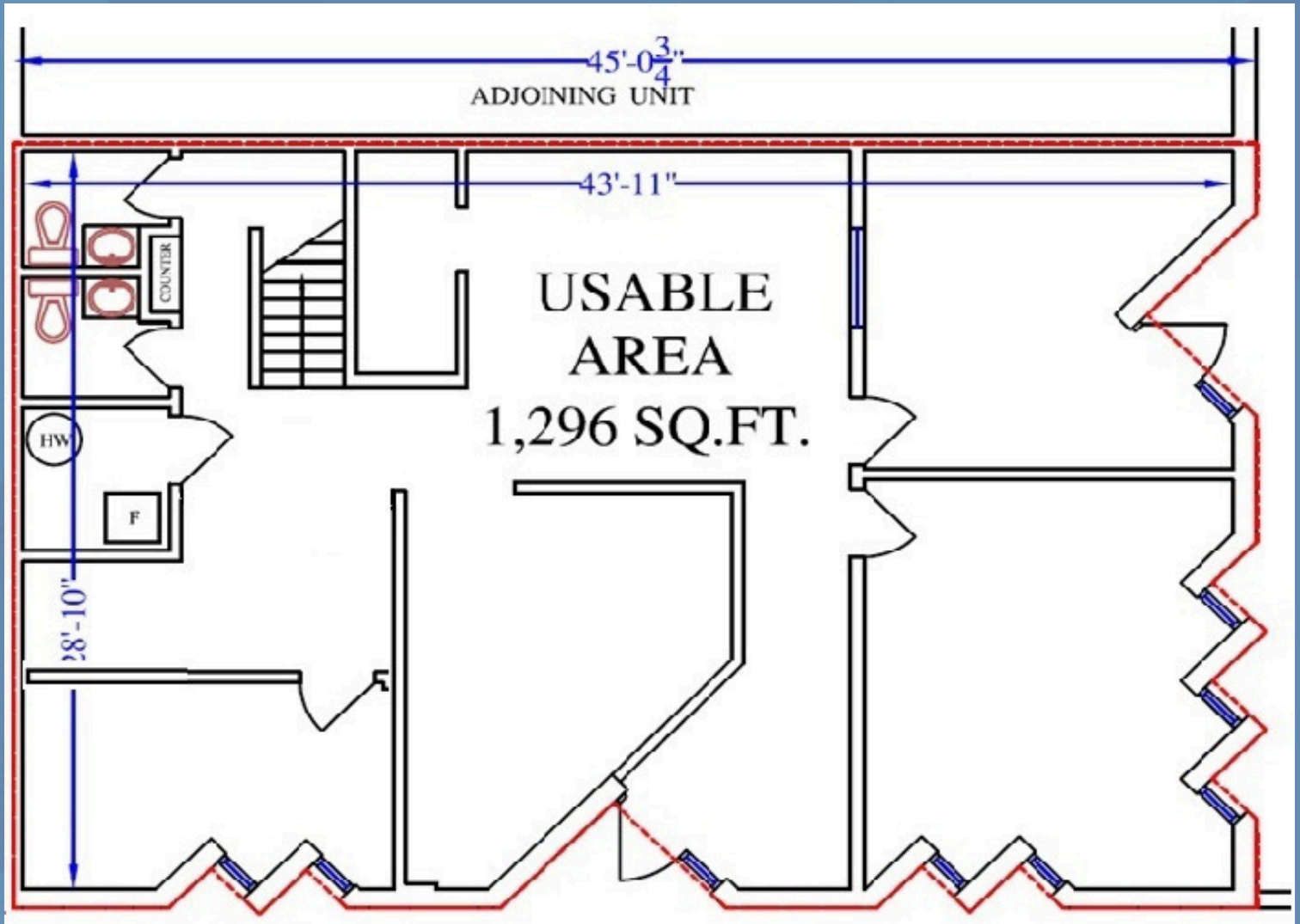
M: (587) 973-3616

UNIT 56A



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UNIT 56A SITE PLAN



FOR LEASE - UNIT 405

OPPORTUNITY

This move-in-ready, multi-functional workspace is available October 1, 2025, at 405 Forge Road SE. This 1,476 sq. ft. unit combines practical industrial features with a built-in office area, making it an ideal solution for growing businesses. Strategically located in the highly accessible Chinook area, this property offers the perfect blend of operational efficiency and professional appeal.

Key Features:

- Open-concept industrial workshop featuring soaring 15-foot ceilings and one easily accessible bay for streamlined operations.
- Two private offices, a welcoming reception area, server/storage room, and two washrooms.
- Ample complimentary surface parking available for both employees and visitors.
- Convenient access to major thoroughfares, including Blackfoot Trail, Glenmore Trail, and Macleod Trail, ensures seamless connectivity across the city.

This flexible, well-designed space is ideal for growing businesses seeking to thrive in a prime, convenient location.

BUILDING AMENITIES



Available October 1, 2025



Ample Parking



Unit Area - 1,476 sq. ft.



Ceiling Height - 15'



Combination of offices and workshop



Ideal location, near Glenmore, Blackfoot and MacLeod Trail



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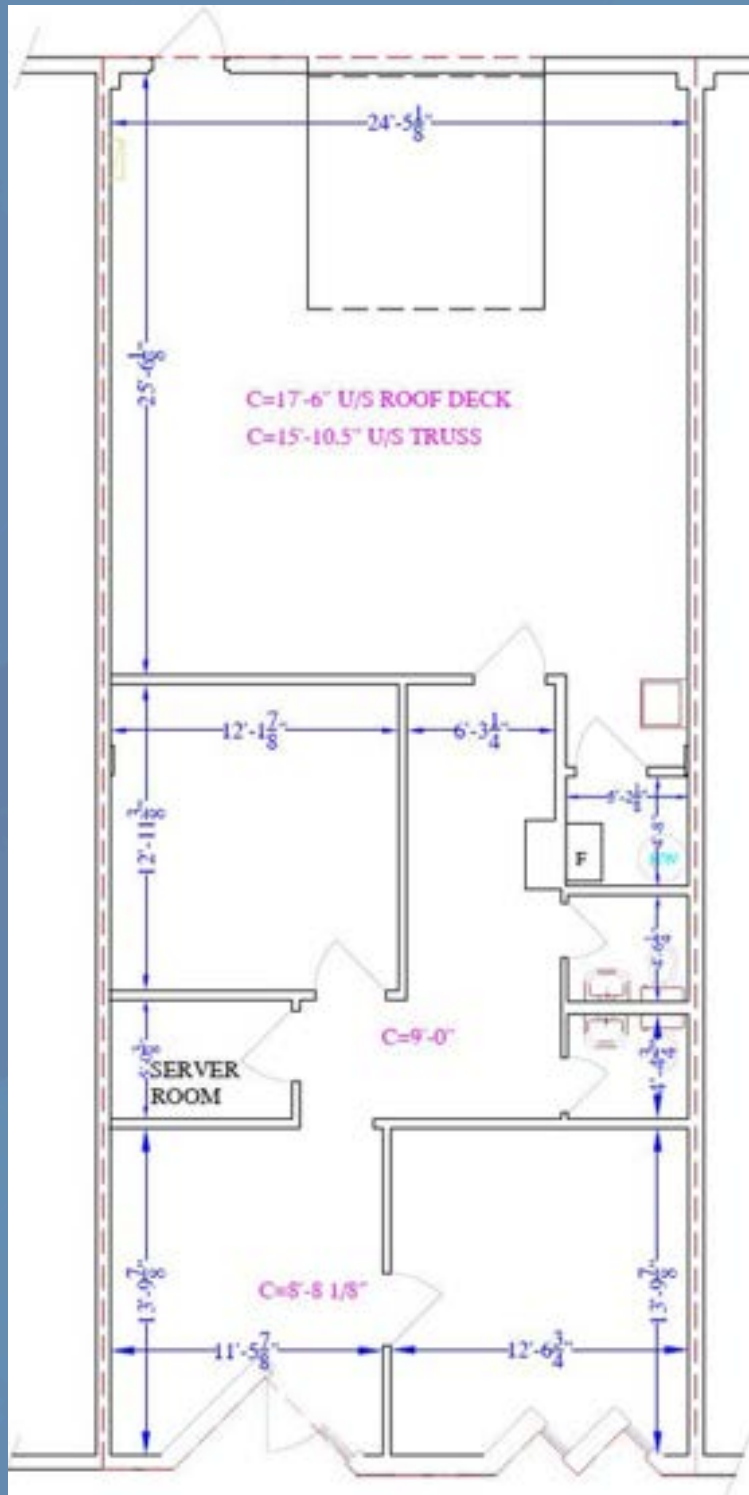
UNIT 405



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VIRTUAL TOUR

UNIT 405 SITE PLAN



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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UNIT 425



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UNIT 425 SITE PLAN

