



# PHILLIPS COURT

7056 Farrell Rd SE



YEAR BUILT 1969



BUILDING SQ. FT. 60,661



ZONING INDUST. / COMM.



CEILING HEIGHT 14 - 16 FT

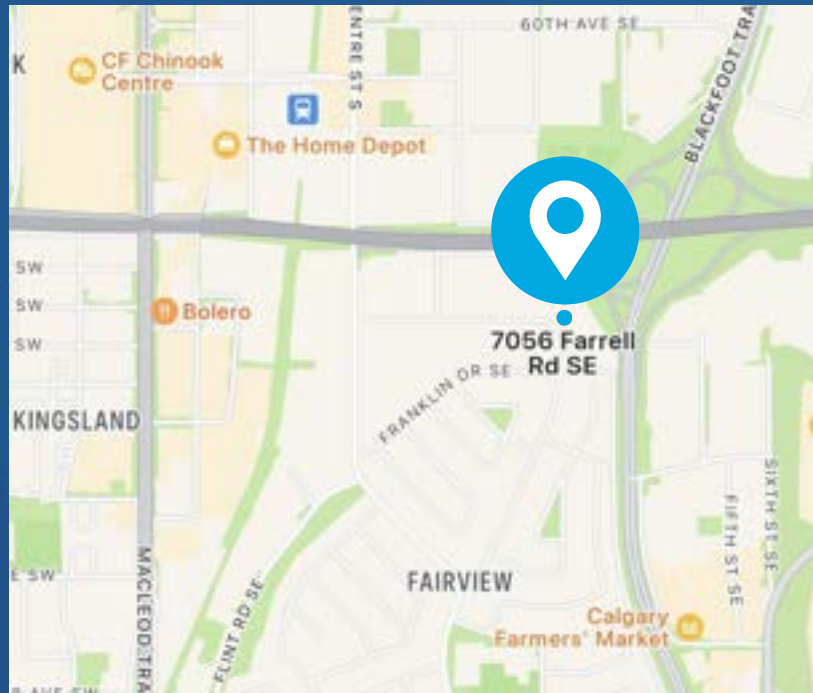


PARKING SURFACE



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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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## VIRTUAL TOUR



# FOR LEASE - UNIT 405

## OPPORTUNITY

This move-in-ready, multi-functional workspace available October 1, 2025, at 405 - 7056 Farrell 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, ensuring 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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Have a question? Contact us.

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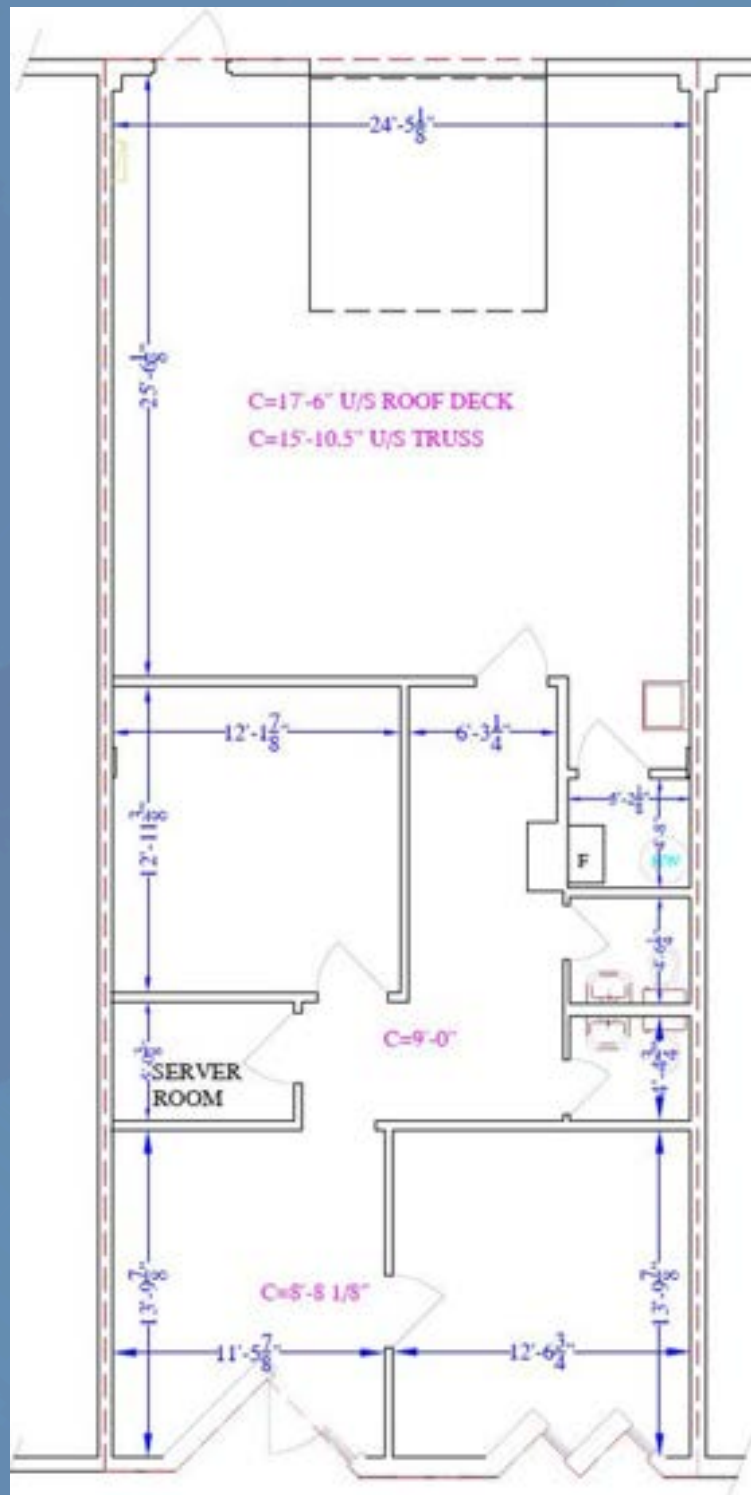
UNIT 405



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VIRTUAL TOUR

# SITE PLAN





# FOR LEASE - UNIT 56AB

## OPPORTUNITY

This versatile office/retail unit with a workshop at 7056AB Farrel Road is available July 16, 2025. The 2,613 sq. ft unit may also be divided into two standalone spaces (1,296 sq. ft. and 1,317 sq. ft.) 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:

- Eight private offices, a boardroom, welcoming reception area, and open-concept kitchen/lounge
- Dedicated storage areas and workshop space for enhanced functionality
- 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 July 16, 2025



Ample Parking



Unit Area - 2,613 sq. ft.



Ceiling Height - 15'



Combination of office, retail and workshop



Ideal location, near Glenmore, Blackfoot and MacLeod Trail



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# UNIT AB



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# SITE PLAN

