



**PHILLIPS COURT FOR LEASE**  
FORGE ROAD S.E.  
FARRELL ROAD S.E.



Location	7058/7056 Farrell Road S.E. 403 Forge Road S.E.
Available	Immediately
Office or Warehouse	Office/Warehouse
Area	1,467 SF – 2,685 SF
Rate	Market
Operating Costs incl. Ptax	\$6.65 PSF/YR (est. 2021)
Comments	<ul style="list-style-type: none"><li>• Turnkey packages available</li><li>• Free scramble parking</li></ul>

**PHILLIPS COURT LEASING  
CONTACT INFORMATION**

PBA Group of Companies  
Dahlya Molina  
Director, Leasing

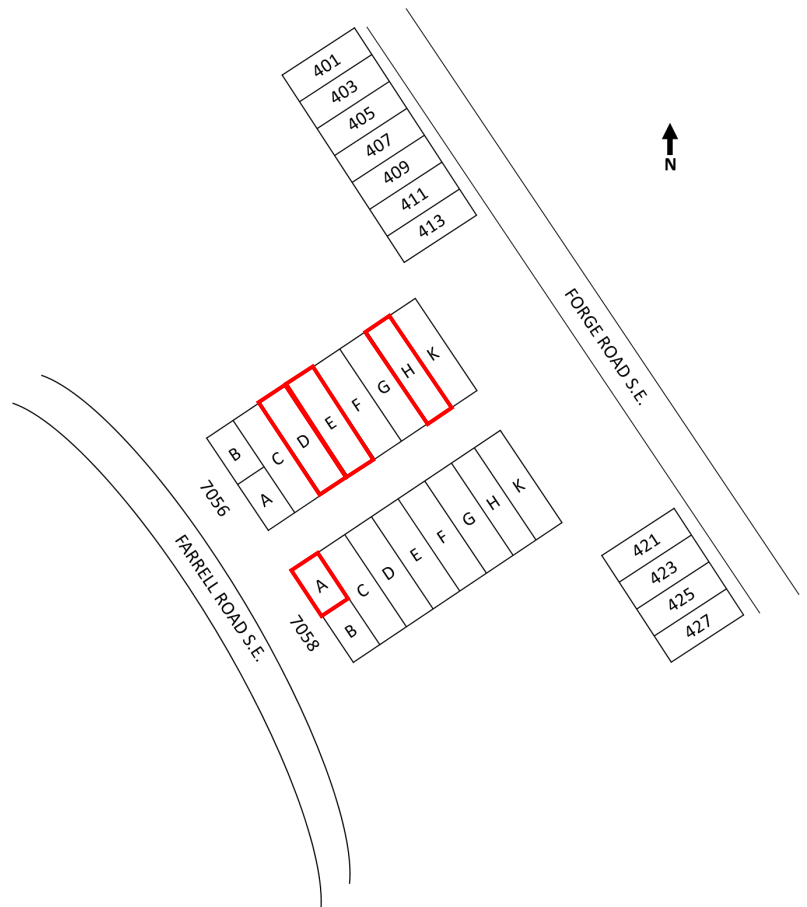
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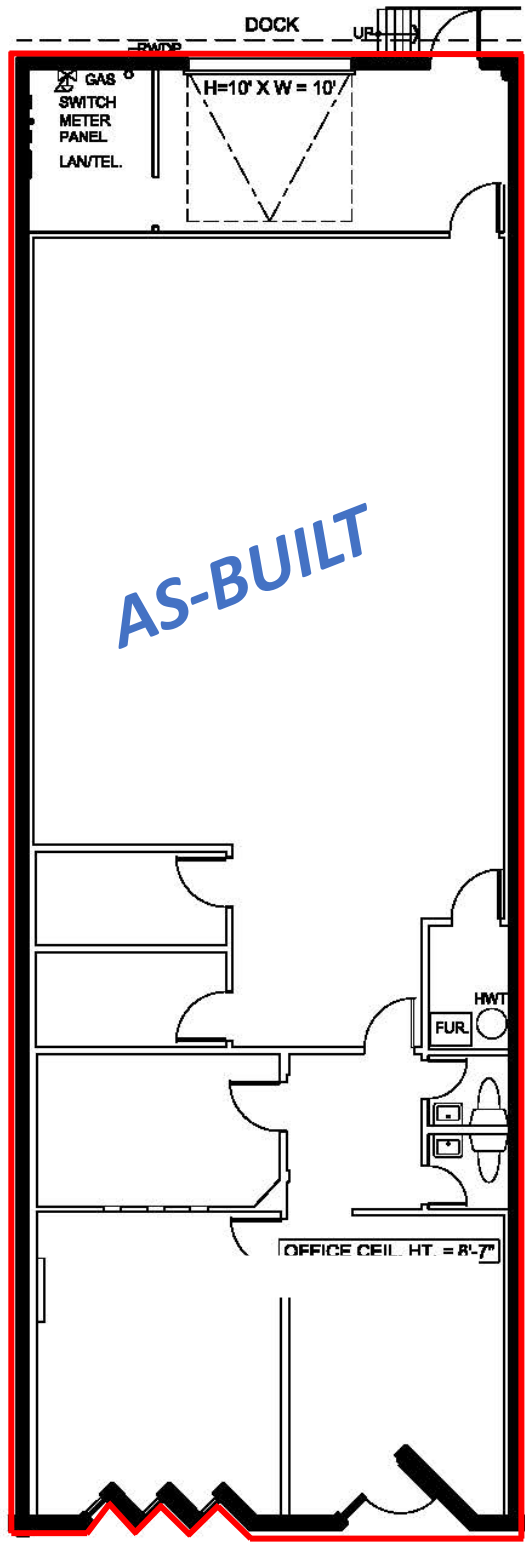


Address	Area	Loading	Available	Comments
7056D Farrell Road SE	2,685 SF	10'x10' Dock Door	Immediately	Former martial arts studio
7056E Farrell Road SE	2,677 SF	10'x10' Dock Door	Immediately	Former indoor skate park - Trade fixtures in place and available
7056H Farrell Road SE	2,680 SF	10'x10' Drive-in Door	Immediately	Refreshed and move-in ready
7058A Farrell Road SE	1,467 SF	N/A	Immediately	Office build out only (no warehouse)

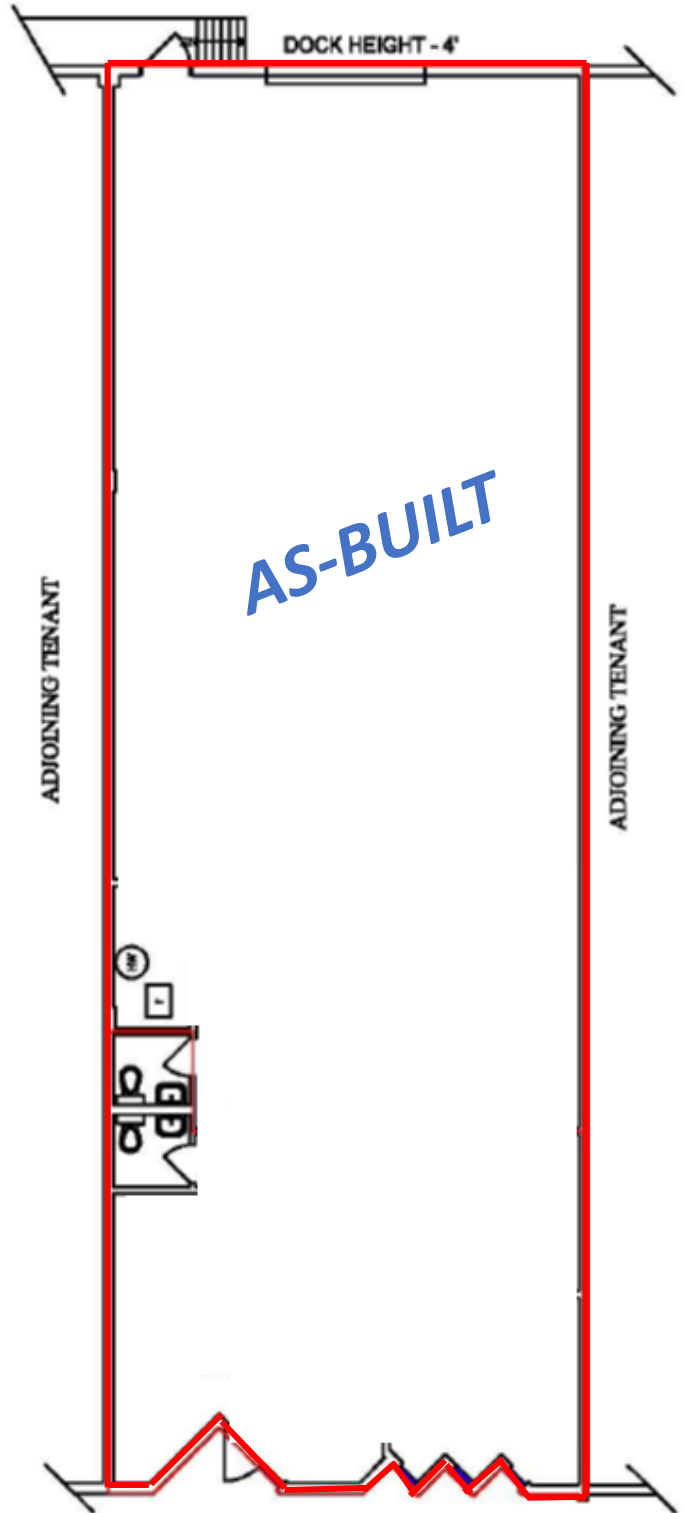
**Building Specifications:**

- District:** Fairview
- Zoning:** I-C (Industrial Commercial)
- Ceiling Ht:** 15'9" clear
- Power:** 100 amp, 110/208 volt

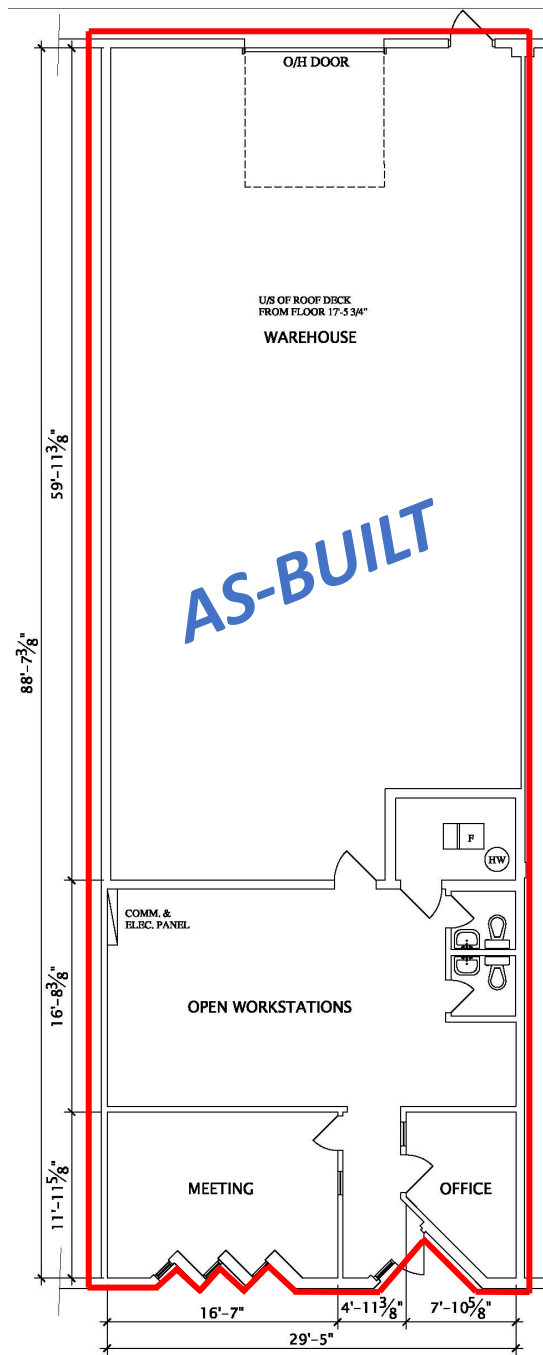




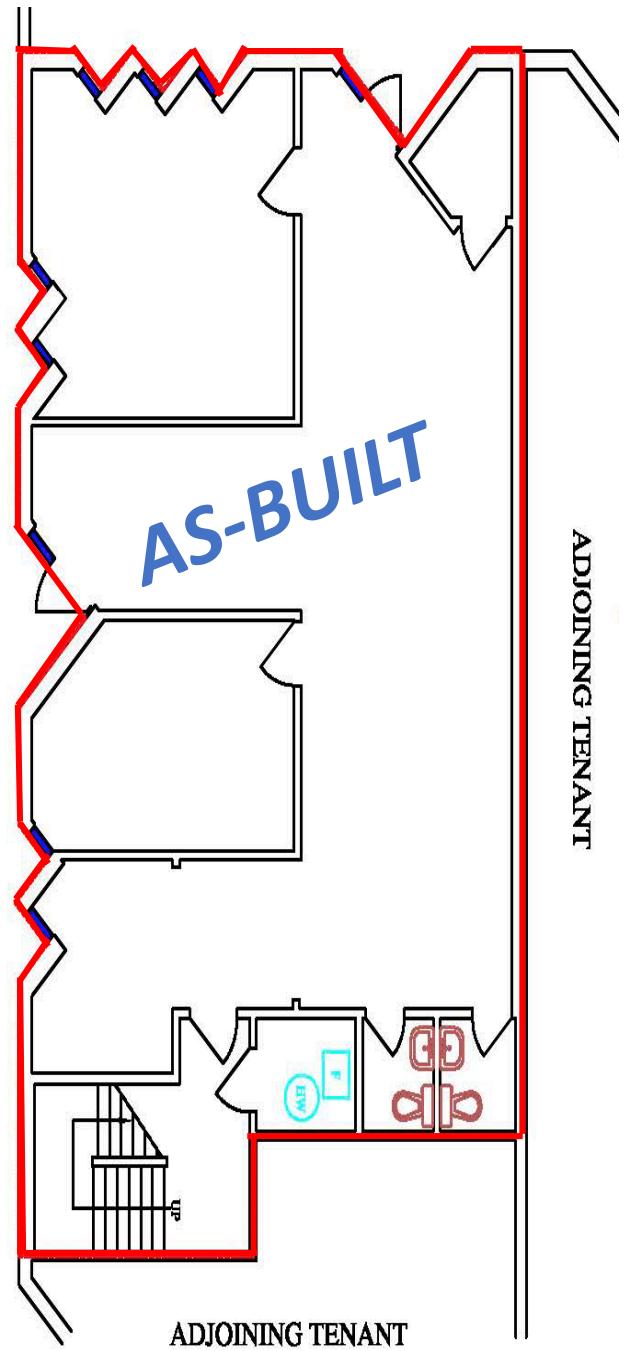
**7056D**  
2,685 sq ft



**7056E**  
2,677 sq ft



**7056H**  
2,680 sq ft



**7058A**  
1,467 sq ft