

INDUSTRIAL JANUARY 2020

BUILDING TOMORROW'S LEGACIES

Phillips Court Download Brochure	Address: 7058/7056 Farrell Road S.E. 401 Forge Road S.E. Total Area: 1,467 – 2,849 sq. ft. Type: Office/Warehouse	Occupancy: Immediately Asking Rate: Market Op Cost: \$6.50 PSF (est 2020)	Loading: Dock and Drive-in Door Size: 8'x10'	Turnkey packages available and free scramble parking.
Phillips Park Download Brochure	Address: 6120 – 2 Street S.E. 6020 – 2 Street S.E. Total Area: 2,749 – 5,057 sq. ft. Type: Office/Warehouse	Occupancy: Immediately Asking Rate: Market Op Cost: \$5.40 PSF (est 2020)	Loading: Dock (10'x10') Drive-in (10'x12')	Diverse opportunities.
Centre Street S.W. Download Brochure	Address: 6103 Centre Street S.W. Total Area: 2,880 sq. ft. Type: Warehouse	Occupancy: Immediately Asking Rate: Market Op Cost: \$8.60 PSF (est 2020)	Loading: Dock	High traffic area; close to Chinook LRT; free parking
Farrell Road Download Brochure	Address: 7048/7052 Farrell Road S.E. Total Area: 1.34 acres Type: Land	Occupancy: Immediately Asking Rate: \$6,700/ month (gross)		I-G zoning, no water/sewer. Great access to Glenmore, Macleod and Blackfoot Trails.
Farrell Road	Address: 6910 Farrell Road S.E. Total Area: 9,200 sq. ft. +/- 3,582 sq. ft. office +/- 5,618 sq. ft. warehouse Type: Freestanding Building	Occupancy: December 1, 2019 Asking Rate: \$10.25 Op Cost: \$7.45 PSF (est 2019)	Loading: 1 x Drive-in 1 x Dock	Freestanding industrial warehouse waterfice space and yarkset on 1.06 acres.



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