



**Phillips Court**

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**Address:** 7058/7056 Farrell Road S.E.  
**Total Area:** 1,467 – 2,857 sq. ft.  
**Type:** Office/Warehouse

**Occupancy:** Immediately  
**Asking Rate:** Market  
**Op Cost incl. Ptax:** \$6.65 PSF (est 2021)

**Loading:** Dock and Drive-in  
**Door Size:** 8'x10'

Turnkey packages available and free scramble parking.



**Phillips Park**

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**Address:** 6020 – 2 Street S.E.  
6115/6215 3 Street S.E.  
**Total Area:** 2,532 – 5,879 sq. ft.  
**Type:** Office/Warehouse

**Total Area:** 2,532 – 4,683 sq. ft.  
**Type:** Office/Warehouse  
**Occupancy:** Immediately  
**Asking Rate:** Market  
**Op Cost incl. Ptax:** \$5.69 PSF (est 2021)

**Loading:** Dock (10'x10')  
Drive-in (10'x12')

Diverse opportunities.



**Farrell Road**

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**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**

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**Address:** 6912 Farrell Road S.E.  
**Total Area:** 17,934 sq. ft.  
**Type:** Office/Warehouse

**Occupancy:** August 1, 2020  
**Asking Rate:** Market  
**Op Cost incl. Ptax:** \$4.95 (est 2021)

2x Dock Loading Door  
1 x Drive-in Loading

Freestanding building  
+/- 2,180 sq. ft. office/showroom  
+/-15,754 sq. ft. warehouse