



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

[Download Industrial Brochure](#)

[Download Office Brochure](#)

Address: 6020 – 2 Street S.E.
6115/6215 3 Street S.E.
Total Area: 2,995 – 5,879 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)

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

I-G zoning, no water/sewer. Great access to Glenmore, Macleod and Blackfoot Trails.



6912 Farrell Road

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

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

Loading:
2x Dock Loading Door
1 x Drive-in Loading

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



Fairmount Drive

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Address: 6812 Fairmount Drive S.E.
Total Area: 7,035 sq. ft.
Type: Warehouse

Occupancy: Immediately
Asking Rate: Market
Op Cost incl. Ptax: \$7.26 PSF (est 2021)
(utilities included)

Loading:
Dock and Drive-in

Great exposure. Zoned I-G.