



# PHILLIPS COURT

UNIT 405  
FORGE ROAD SE



# DETAILS

## PHILLIPS COURT

Built in 1969, Phillips Court is one of PBA's longest-held properties, serving small-bay industrial users seeking a central location with quick access to Glenmore, Blackfoot, and Macleod Trail. Units range from 1,500–2,800 sq. ft. with a mix of drive-in and dock doors. The unique pie-shaped site features a stepped courtyard that encourages connection between tenants.

## AVAILABLE UNIT – 405

This move-in-ready, multi-functional workspace is available immediately, at 405 Forge 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, reception area, server/storage room, and two washrooms.
- Convenient access to major thoroughfares, including Blackfoot Trail, Glenmore Trail, and Macleod Trail, ensures seamless connectivity across the city.



YEAR BUILT  
1969



TOTAL BUILDING  
SQ FT  
60,661



OPERATING COSTS  
INC. PTAX  
\$7.77



ZONING  
I/C



CEILING  
HEIGHT  
16 ft.



PARKING  
SURFACE



UNIT AREA  
1,476



LOADING DOCK  
10" x 12"



LAYOUT  
SHELL



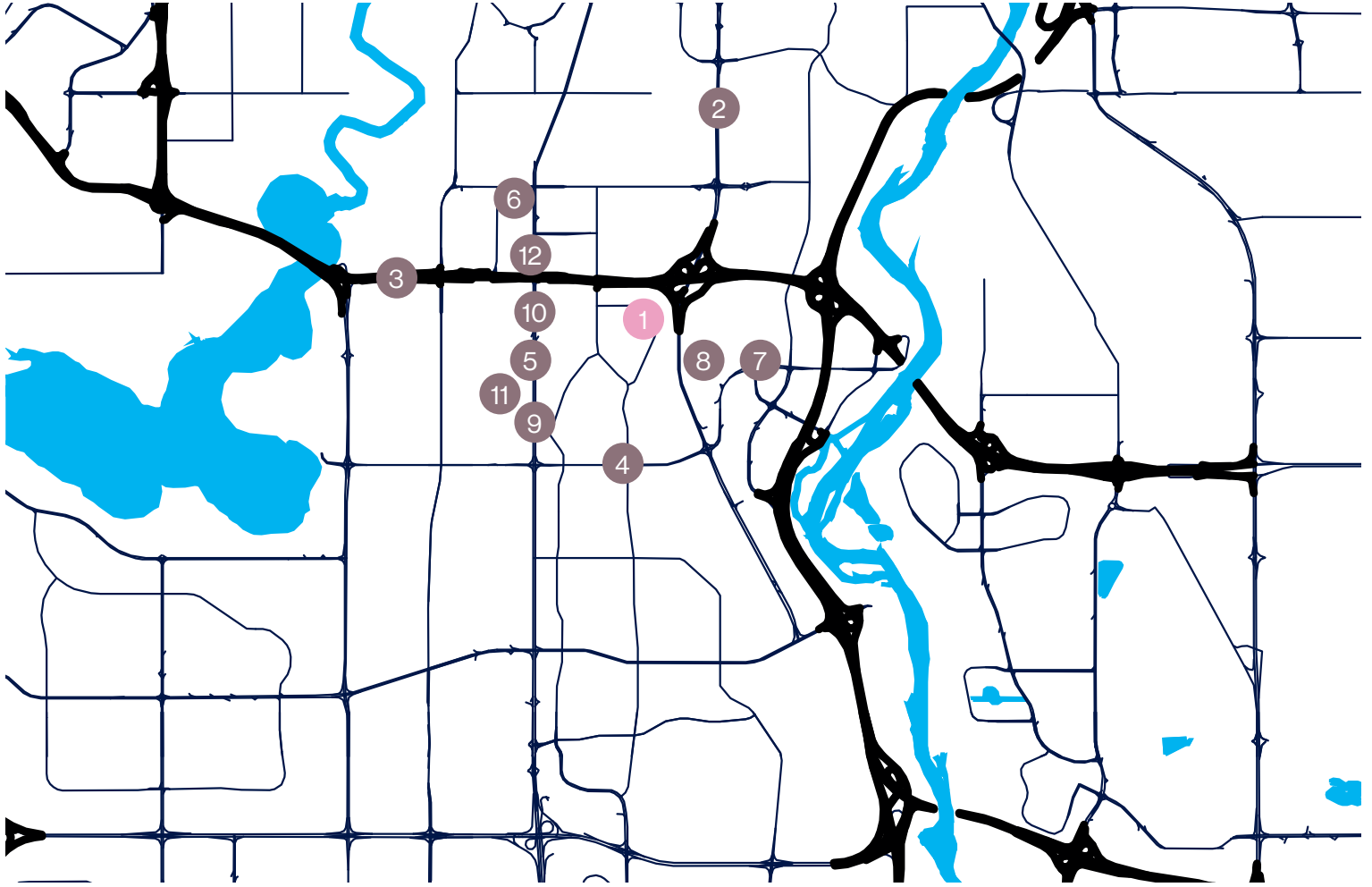
HEATERS/AC  
YES



LEASE  
IMMEDIATELY



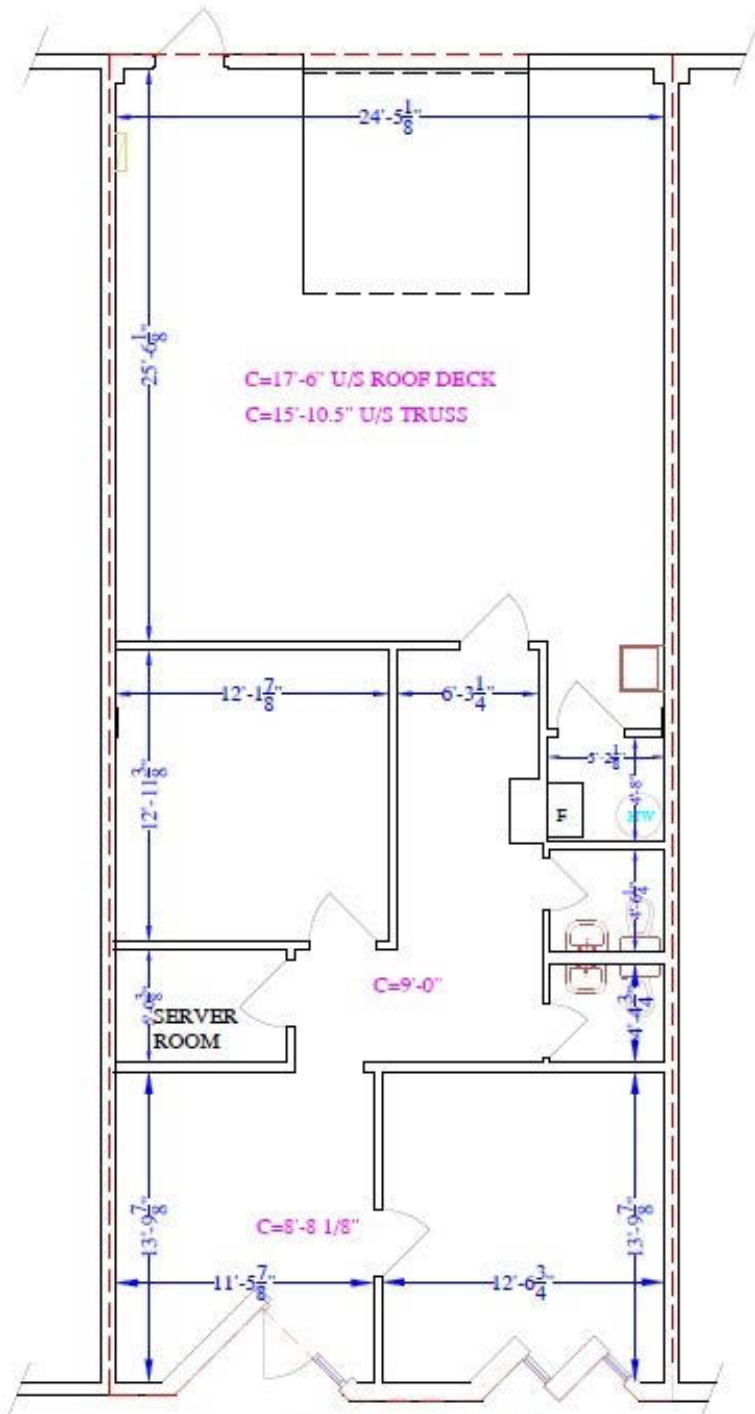
# LOCATION AND LEGEND



- |                                          |                                   |
|------------------------------------------|-----------------------------------|
| 1. Phillips Court Property               | 7. Deerfoot Meadows Shopping Area |
| 2. Blackfoot Trail (5 min. drive)        | 8. Calgary Farmer's Market        |
| 3. Glenmore Trail (5 min. drive)         | 9. Joeys                          |
| 4. Fairmount Dr.                         | 10. The Keg Steakhouse            |
| 5. Macleod Trail (5 min. drive)          | 11. Kinjo Sushi                   |
| 6. CF Chinook Mall & Chinook LRT Station | 12. Cactus Club                   |



# FLOOR PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS



## CONTACT US

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