



Every day we connect people
to make space for dreams

Phillips Court

7056 Farrell Road SE 7058
Farrell Road SE 401-413
Forge Road SE 421-427
Forge Road SE



Phillips Court



YEAR BUILT
1969



TOTAL BUILDING SQ. FT.
60,661



OPERATING COSTS INC.
PTAX \$7.64



ZONING
Industrial - Commercial



CEILING HEIGHT
14ft to 16ft



PARKING
Surface



For Lease

UNIT	AREA	AVAILABLE	COMMENTS	SPACE PLAN
7058 EFG	8,640 SQFT	Immediately	Combination of modern office and warehouse	View Plan

Additional Details

3 dock doors, 1 door per unit
 Dock door size 10 ft x 10 ft
 Ceiling height 15 ft
 3-5 year term
 Power 300 Amp
 100 AMP per unit 120-220 volts
 LED lighting throughout
 Operating cost \$7.64



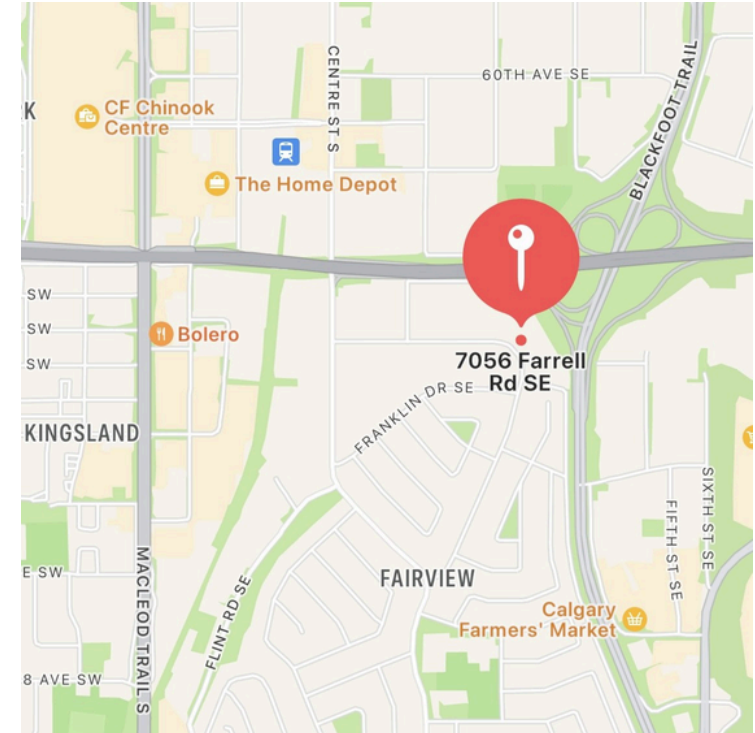


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PHILLIPS COURT – Having been built in 1969, Phillips Court is one of the longest held assets in the PBA portfolio catering to small bay industrial users who wish to be centrally located and in close proximity to major interchanges including Glenmore, Blackfoot, and Macleod Trail. Units range in size from approximately 1,500 to 2,800 square feet with a combination of drive-in and dock doors. The unique pie shaped lot has a stepped courtyard that creates a great environment for tenants to connect and interact with neighbours.



Have a question? Contact us.



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7058 EFG

