



PHILLIPS COURT

7056 Farrell Rd SE

7056
PHILLIPS COURT

Rochelle Cote Interior Design
Calgary Custom Closets
Tried and True



YEAR BUILT 1969



BUILDING SQ. FT. 60,661



ZONING INDUST. / COMM.



CEILING HEIGHT 14 - 16 FT



PARKING SURFACE



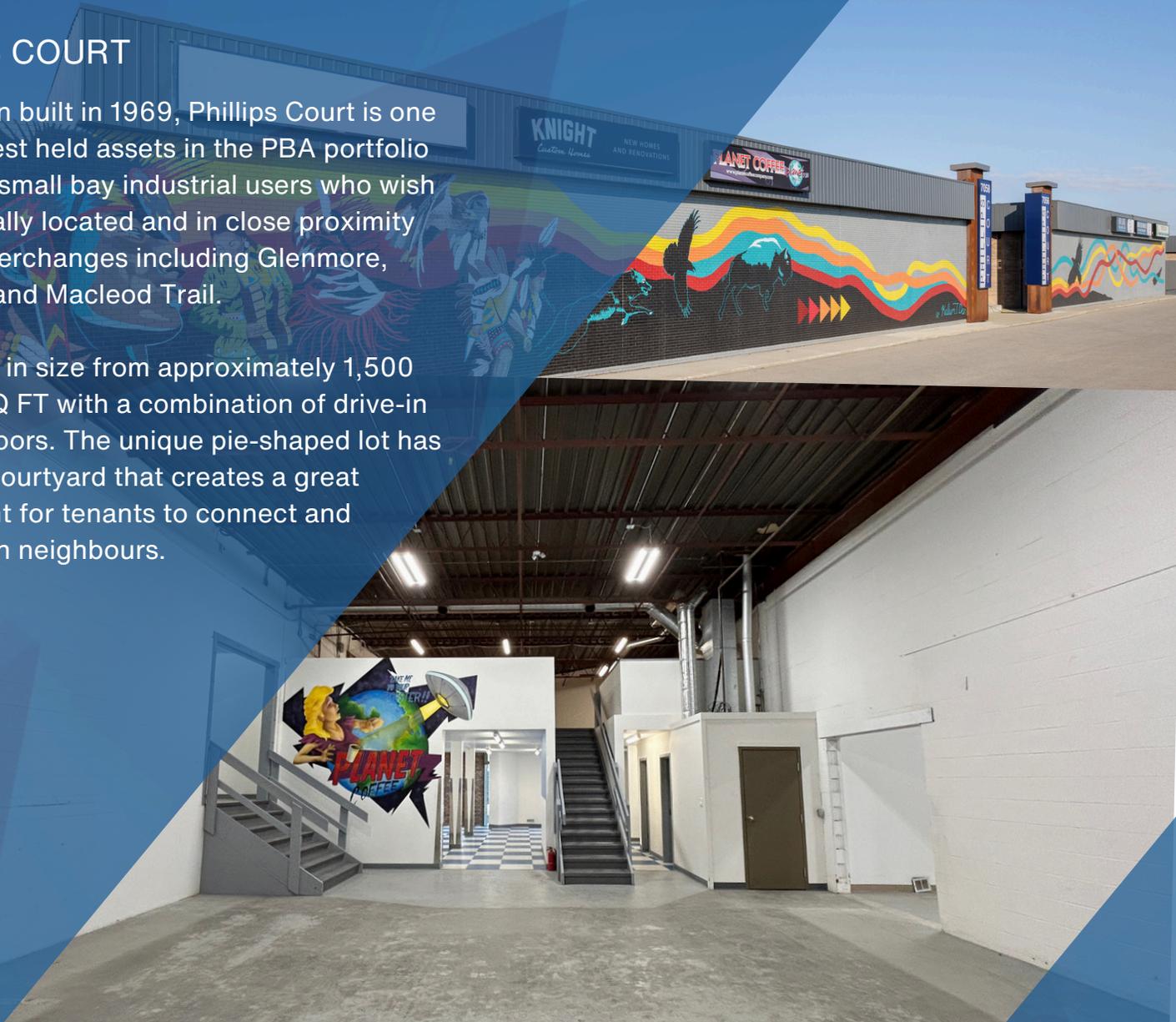
PBALAND.COM

FEATURE PROPERTY

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 SQ FT 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.



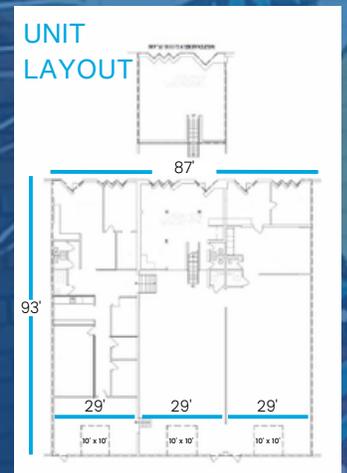
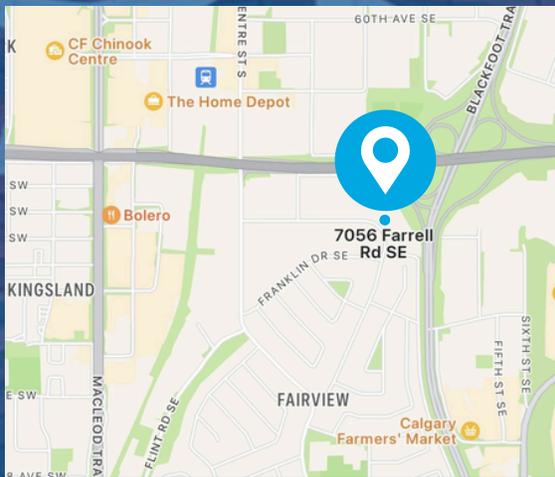
PBALAND.COM

FOR LEASE

OPPORTUNITY

Unit 7058 EFG, a prime 8,640 SQ. FT. unit is available for immediate occupancy. Nestled conveniently with easy access to both Blackfoot Trail and Glenmore Trail, getting to work will be a breeze for you and your team.

This unit offers the ideal environment to streamline your operations, featuring a blend of contemporary office space and versatile warehouse facilities, with ample free parking. This unit boasts three convenient docks, ensuring seamless access to the warehouse for all your logistical needs. This unit could be demised into smaller units 2,800 sq ft. or 5,600 sq ft. which ever suits your needs



BUILDING AMENITIES



Available immediately



Ample Parking



Unit Area - 8,640 sq. ft.



Ceiling Height - 15'



Combination of modern office and warehouse



LED lights throughout



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Manager

tarbuzov@pbaland.com

O: (403) 777-2739

M: (587) 973-3616