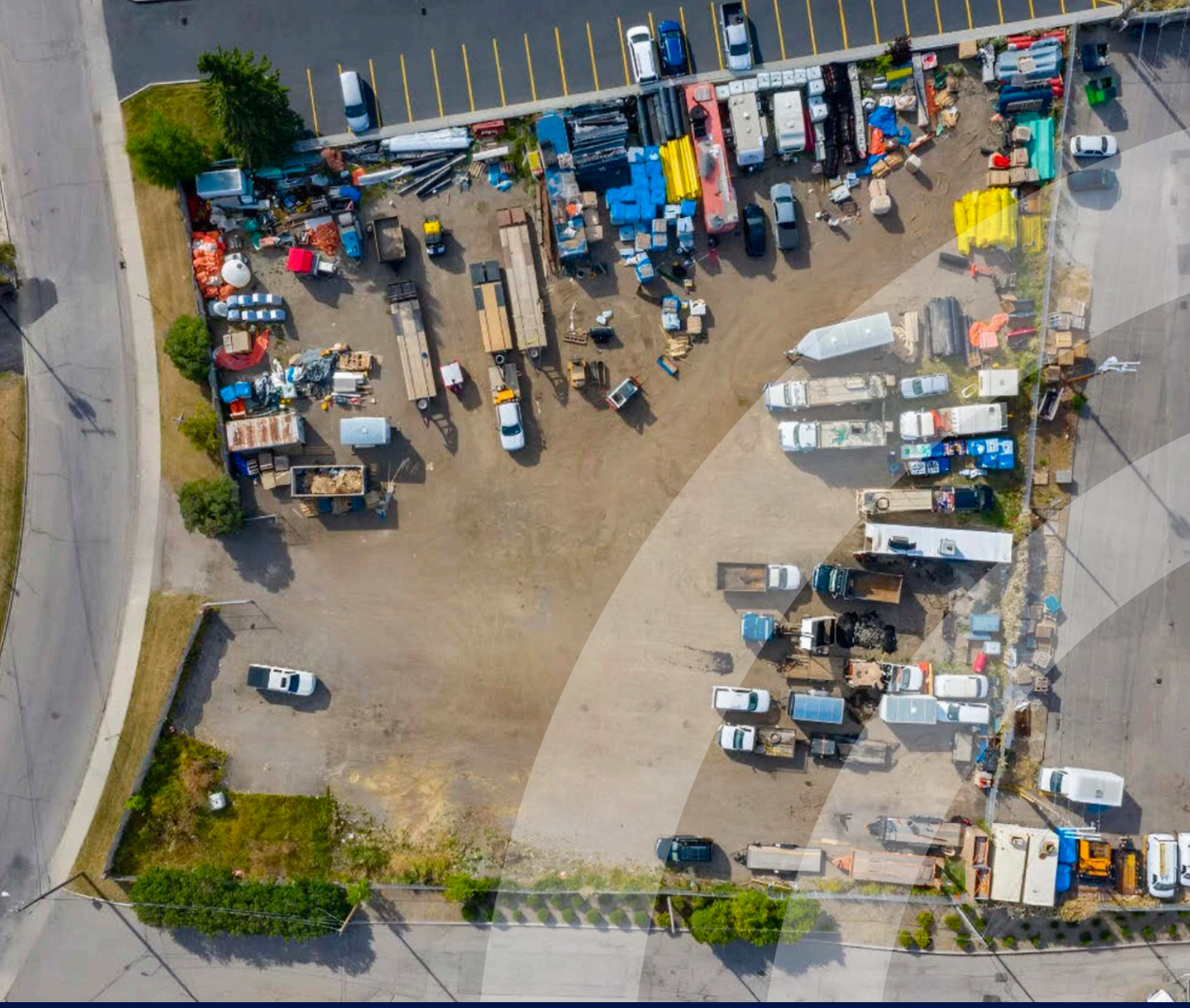


FARRELL ROAD

7048 AND 7052 ROAD SE

pba GROUP OF COMPANIES

DETAILS

FARRELL ROAD INDUSTRIAL LAND

A short-term industrial land lease opportunity for a 1.34-acre (approximately 58,370 sq. ft.) industrial-commercial zoned parcel located in the Manchester Industrial Area, South Central Calgary.

The site benefits from excellent accessibility, situated near Chinook Mall with convenient connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Centre Street. The property is a fully compacted, graveled and fenced yard with gated access and direct frontage onto the street, offering secure and functional outdoor space suitable for a wide range of industrial and commercial uses.

LEASE TERM

Short-term availability from May 1, 2026 to August 31, 2026, with potential consideration for longer-term arrangements.

SUITABLE USES

- Equipment or material storage
- Commercial vehicle parking
- Outdoor display or showroom purposes
- Contractor laydown yard
- Other open-air operational requirements

SITE FEATURES

- Total Site Area: 1.34 Acres (approx. 58,370 sq. ft.)
- Fully compacted and gravel surface
- Perimeter fencing and gated access
- Direct street frontage onto SE Farrell Road
- Strategic central locations within Calgary's established industrial corridor
- Strong Connectivity to major arteries:
    - Blackfoot Trail
    - Glenmore Trail
    - Macleod Trail

SITE AREA
1.34 Acres
58,370 sq ft

ZONING
I/C

LEASE
Short Term

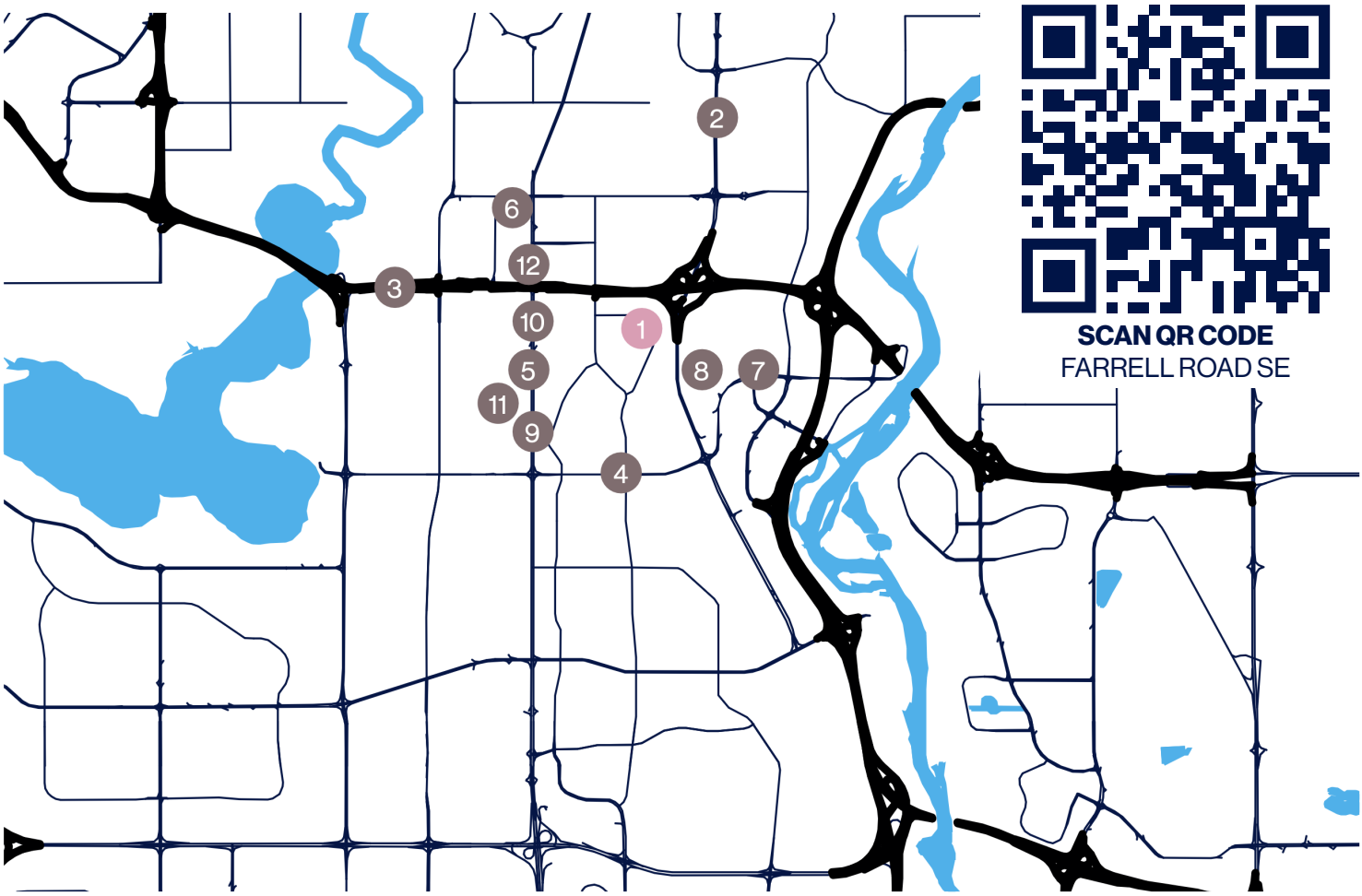
SECURITY
Fenced & Gates



7048 & 7052 FARRELL ROAD SE
PHONE: (403) 777-2722
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LOCATION AND LEGEND



SCAN QR CODE
FARRELL ROAD SE

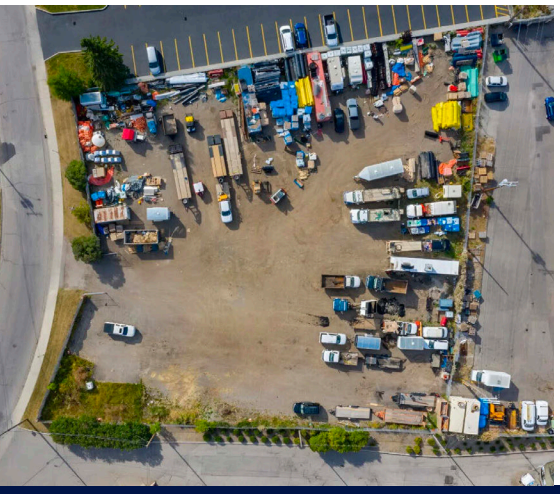
1. Farrell Road
2. Blackfoot Trail (5 min. drive)
3. Glenmore Trail (5 min. drive)
4. Fairmount Dr.
5. Macleod Trail (5 min. drive)
6. CF Chinook Mall & Chinook LRT Station
7. Deerfoot Meadows Shopping Area
8. Calgary Farmer's Market
9. Cactus Club
10. The Keg Steakhouse
11. Kinjo Sushi
12. Joeys

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PROPERTY PHOTOS







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