



# PHILLIPS COURT

UNIT 58 C  
7058 FARRELL RD 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 – 7058 C

This versatile industrial/retail unit with workshop space offers 2,854 sq. ft., designed to adapt to your operational needs.

Located in the highly sought-after Chinook business hub, the unit is move-in ready and ideal for a variety of uses, including retail, showroom, recreational, or industrial operations.

### KEY FEATURES

- Availability: August 1, 2026
- Two entrances for added flexibility
- Complimentary surface parking for staff and visitors
- Loading dock 10" x 12"
- Kitchenette, and a private in-suite washroom
- Climate-controlled front office ensuring year-round comfort
- Excellent access to major routes, including Blackfoot Trail, Glenmore Trail, and Macleod Trail



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  
2,854



LOADING DOCK  
10" x 12"



LAYOUT  
SHELL



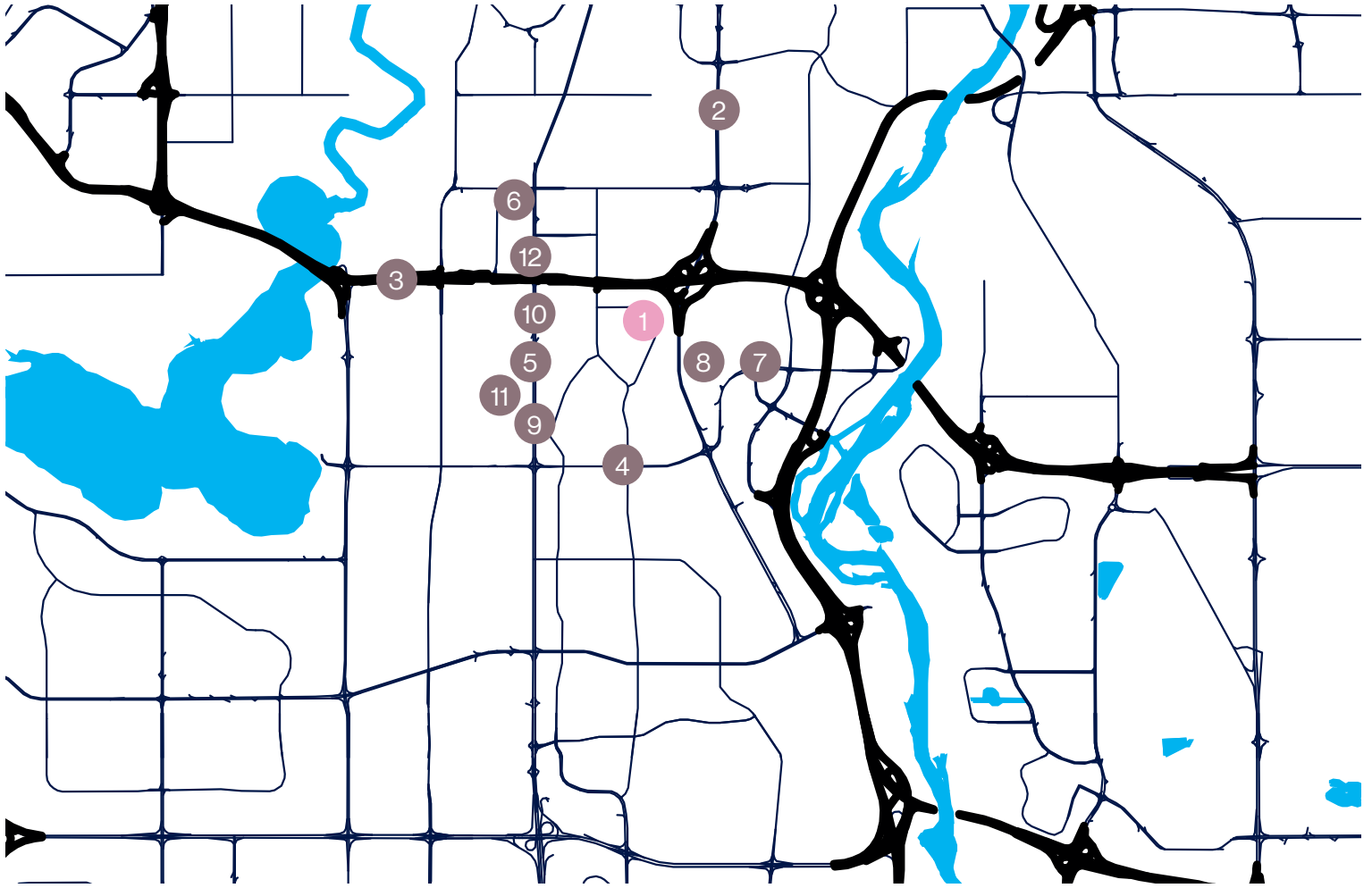
HEATERS/AC  
YES



LEASE  
August 1, 2026



# 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 of a building with the following layout and dimensions:

- Overall Dimensions:**
  - Left side:  $94'-8\frac{3}{4}"$
  - Top horizontal section:  $29'-4"$
- Warehouse:** Located at the top of the plan.
- Office:** Located in the lower left, measuring  $19'-10"$  vertically. It includes a "full height wall" measuring  $17'-3"$ . A small alcove at the top right of the office is  $3'-0"$  wide.
- Kitchen:** Located in the lower right, measuring  $12'-1"$  horizontally. It includes a "10' wall" on its left side.
- Storage:** There are two storage areas:
  - One near the Kitchen, measuring  $5'-6\frac{3}{4}"$  vertically.
  - Another at the bottom right, measuring  $8'-10\frac{5}{8}"$  vertically.
- W/C (Water Closet):** Located between the two storage areas, measuring  $5'-1"$  vertically.
- Other Dimensions:**
  - Top right alcove:  $7'-3\frac{1}{2}"$
  - Bottom left alcove:  $4'-0"$
  - Vertical wall section:  $10'$  wall
  - Horizontal wall section:  $10'$  wall
  - Bottom right wall section:  $10'$  wall



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## 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.



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UNIT AREA  
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LAYOUT  
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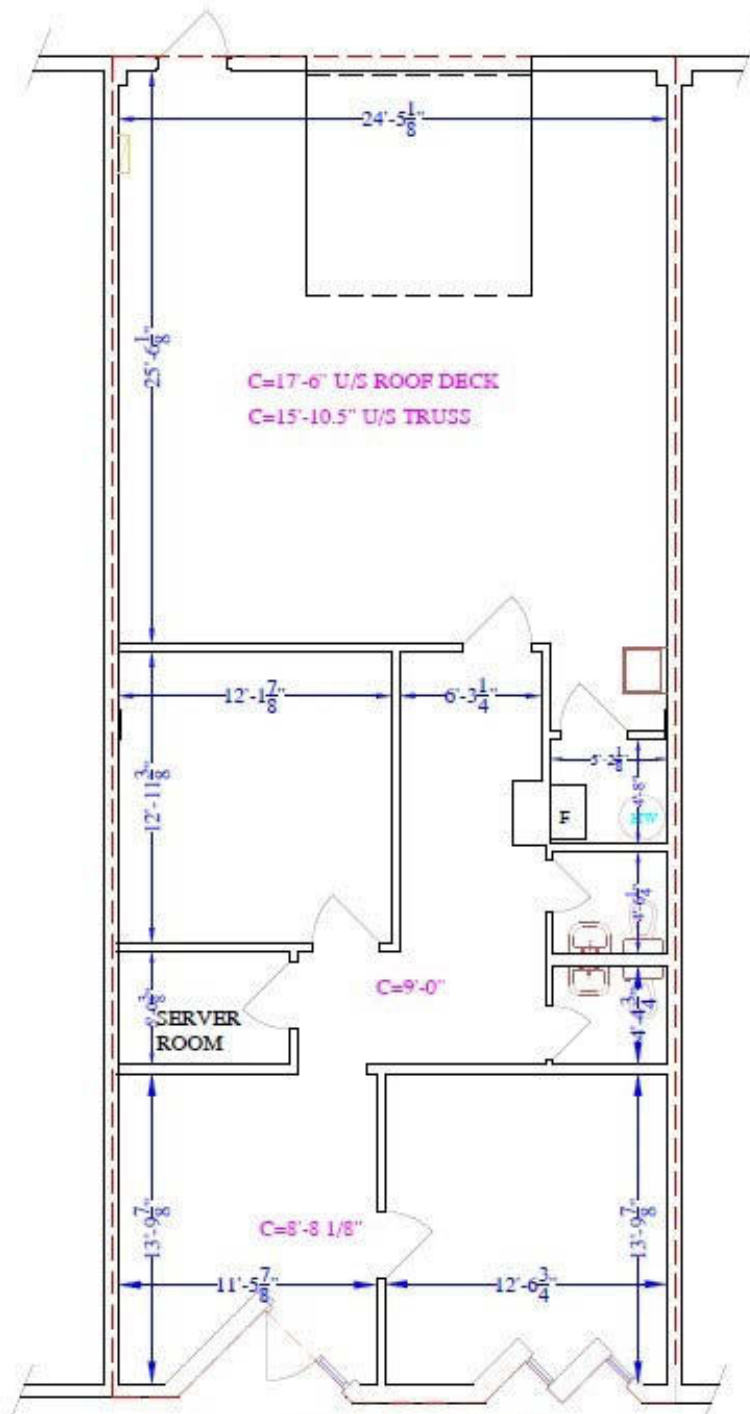
HEATERS/AC  
YES



LEASE  
IMMEDIATELY



# FLOOR PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS



## CONTACT US

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