



PHILLIPS COURT

Unit 58C - 7058 Farrell Rd SE



YEAR BUILT 1969



BUILDING SQ. FT. 60,661



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT



PARKING SURFACE



PBALAND.COM

FEATURE PROPERTY

PHILLIPS COURT

Built in 1969, Phillips Court is one of PBA's longest-held assets and continues to serve Calgary's small bay industrial community with pride. Ideally situated for businesses seeking a central location, the property offers quick access to major transportation routes, including Glenmore, Blackfoot, and Macleod Trails.

Featuring a mix of drive-in and dock loading options to accommodate a variety of operational needs. The property's distinctive pie-shaped lot and stepped courtyard foster a welcoming environment where tenants can connect and collaborate with neighbouring businesses.

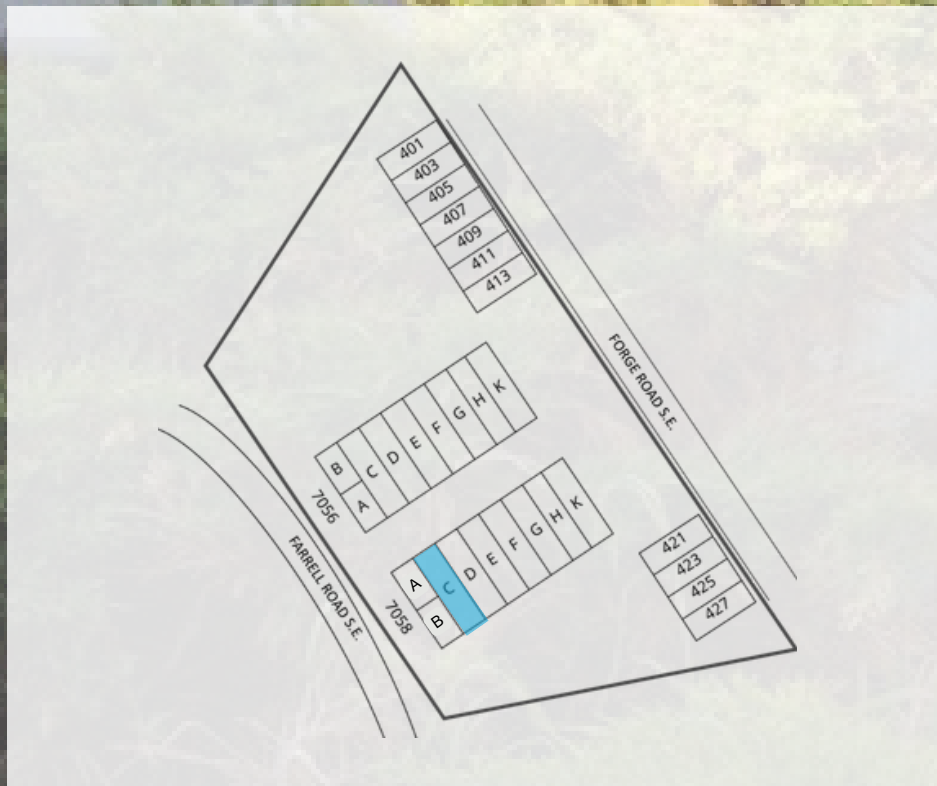
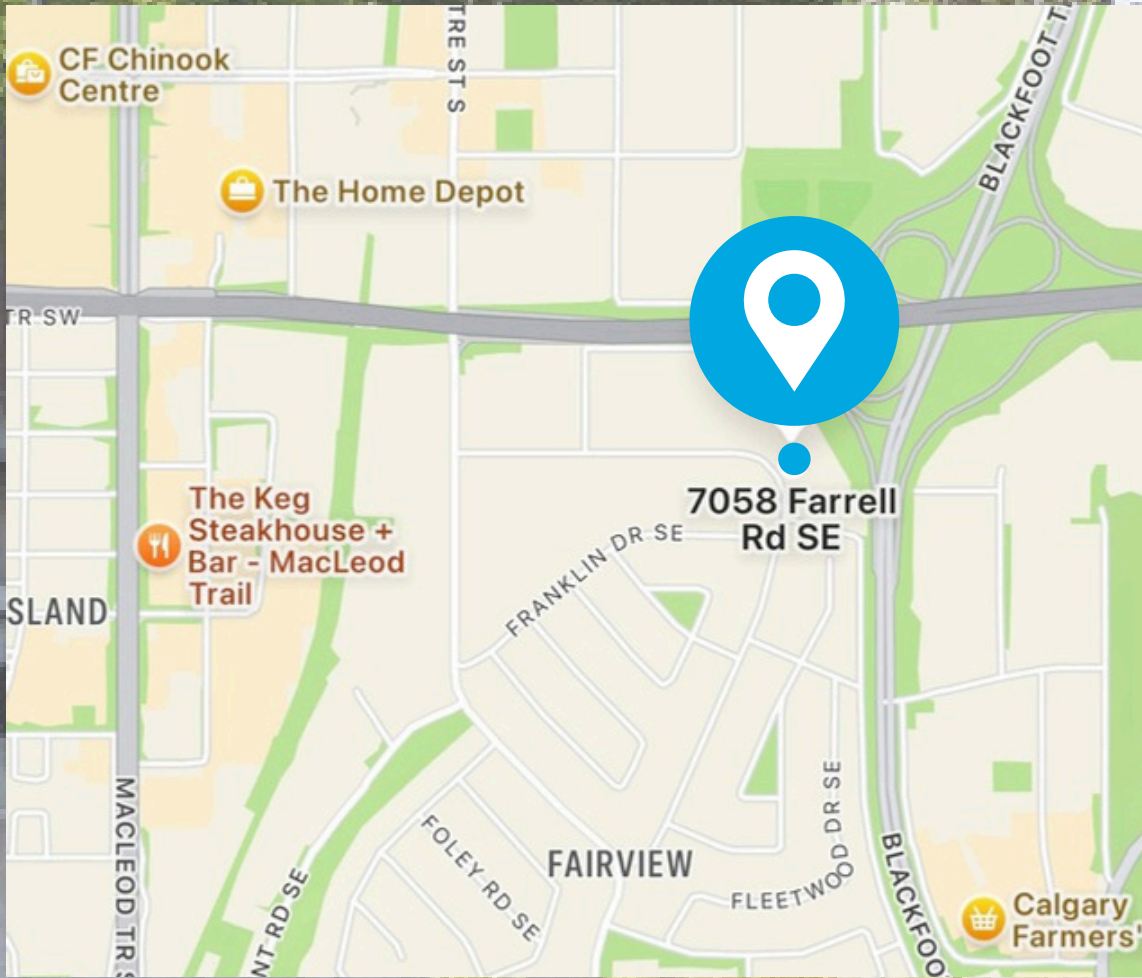


PHILLIPS COURT - UNIT 58C



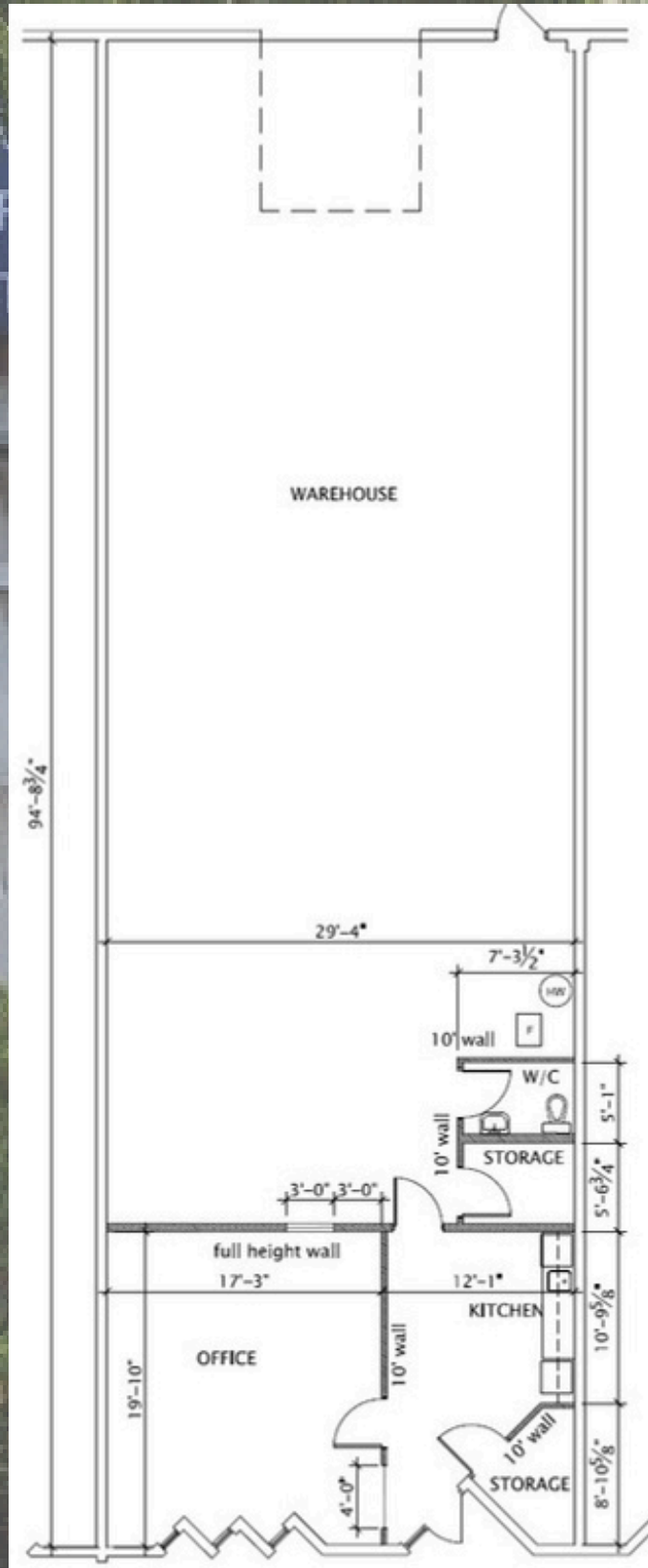
PBALAND.COM

PHILLIPS COURT - UNIT 58C



PHILLIPS COURT - UNIT 58C - SITE PLAN

7056
PHILLIPS
COURT



PHILLIPS COURT - UNIT 58C

LEASING OPPORTUNITY

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: July 1, 2026
- Street front visibility & 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 interior ensuring year-round comfort
- Excellent access to major routes, including Blackfoot Trail, Glenmore Trail, and Macleod Trail

BUILDING AMENITIES



Availability: July 1, 2026



Op Cost & PTax \$7.77



Unit Area: 2,854 sq. ft.



Ceiling Height: 16'



Combination of industrial and retail



Ideal location, near Glenmore, Blackfoot and MacLeod Trails



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Director

tarbuzov@pbaland.com

O: (403) 777-2739

M: (587) 973-3616