

For Sale or Lease

7024 Farrell Road SE

Calgary, Alberta



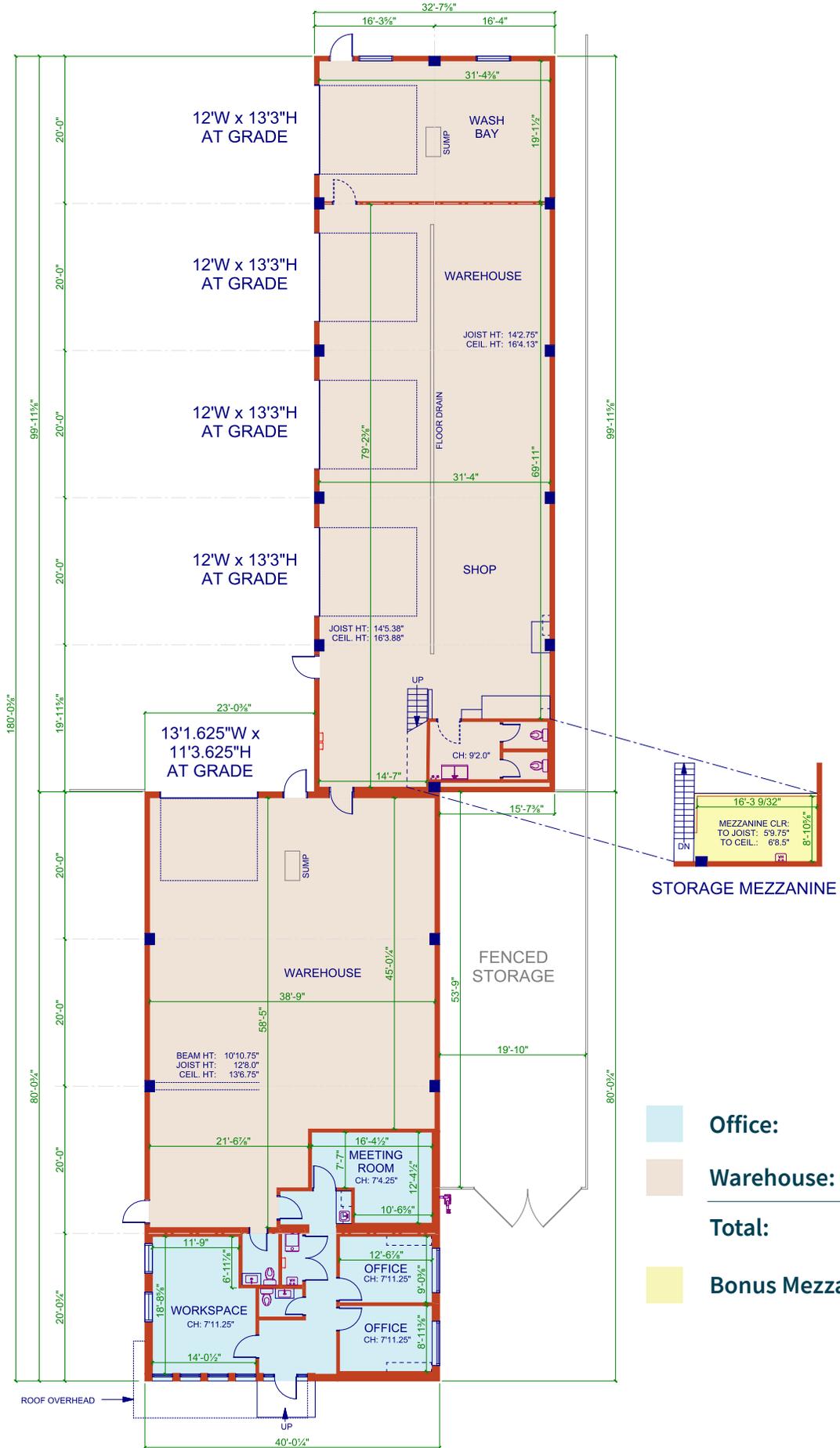
- Freestanding small South Central industrial building
- 6,464 s.f. on 0.63 acres fully paved
- 5 drive-in doors, wash bay, trench drain
- Numerous upgrades completed



Property Details

District	Fairview Industrial	Power	400 amps @ 120/208 volts								
Zoning	I-G (Industrial General)	Features	<ul style="list-style-type: none"> • 2 sumps in warehouse • 3 offices, meeting room, 3 washrooms 								
Building Size	<table border="1"> <tr> <td>Office</td> <td>1,018 s.f.</td> </tr> <tr> <td>Warehouse</td> <td>5,446 s.f.</td> </tr> <tr> <td>Total:</td> <td>6,464 s.f.</td> </tr> <tr> <td>Bonus Mezzanine</td> <td>172 s.f.</td> </tr> </table>	Office	1,018 s.f.	Warehouse	5,446 s.f.	Total:	6,464 s.f.	Bonus Mezzanine	172 s.f.	Property Taxes	\$41,910 / \$6.48 p.s.f. (2025)
Office	1,018 s.f.										
Warehouse	5,446 s.f.										
Total:	6,464 s.f.										
Bonus Mezzanine	172 s.f.										
Site Area	0.63 acres	Sale Price	Market								
Clear Height	13' - 14'	Lease Rate	Market								
Loading	1 (13' x 11') Drive-In Door 4 (12' x 13') Drive-In Doors	Available	Negotiable								

Floor Plan



Office:	1,018 s.f.
Warehouse:	5,446 s.f.
Total:	6,464 s.f.
Bonus Mezzanine:	172 s.f.

Photos



Site Map



Drive Times



Glenmore Trail

1 mins. | 600 m



Trans-Canada Highway

12 mins. | 13.2 km



Deerfoot Trail (Highway 2)

5 mins. | 2.9 km



Downtown Calgary

15 mins. | 7.3 km



Stoney Trail (Ring Road)

12 mins. | 11.2 km



Calgary Int. Airport

20 mins. | 24.6 km

Contact us for more information



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